



SEP-NOV 2013

# NEWS

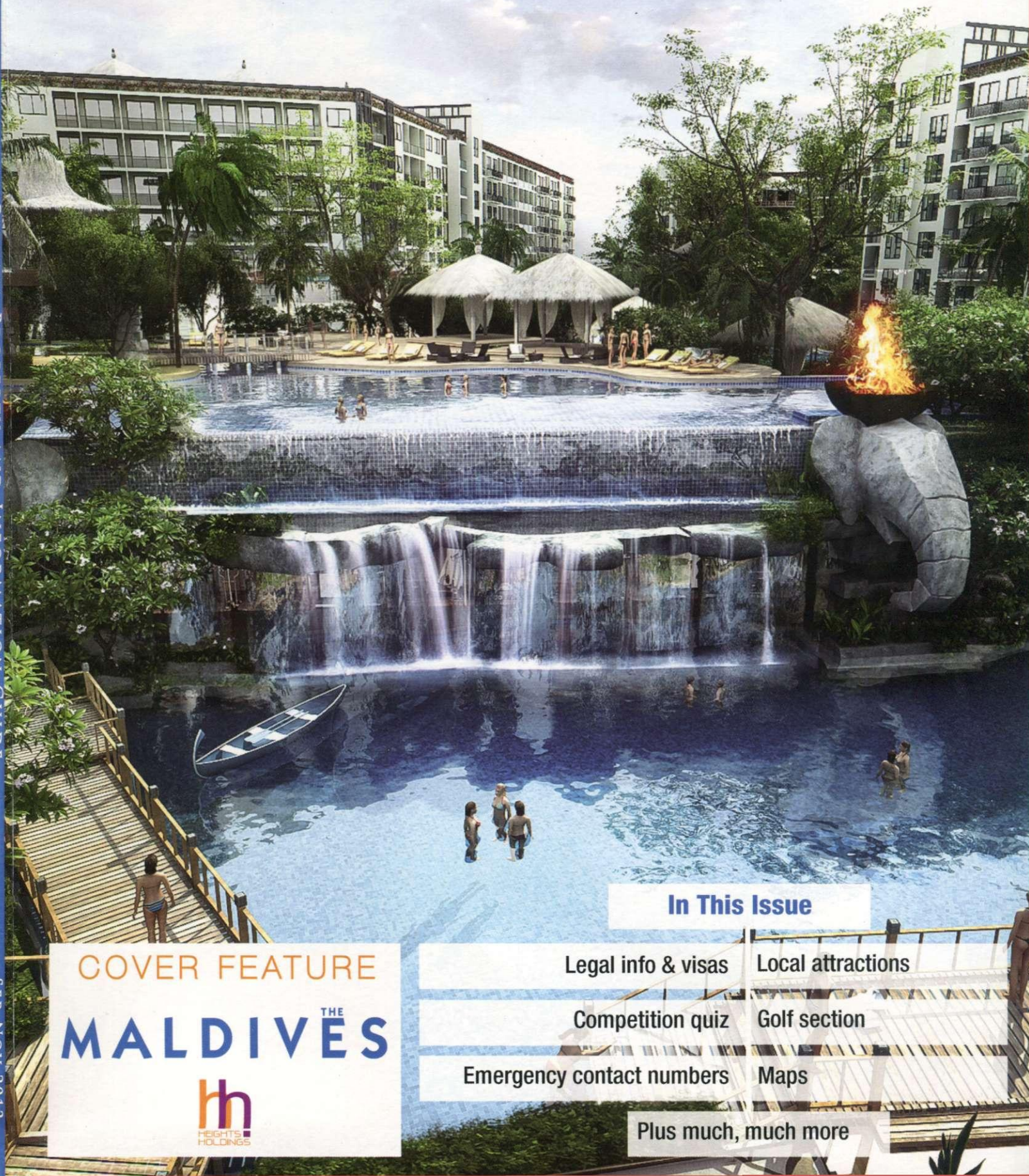


PATTAYA PROPERTY AND INFORMATION GUIDE

A+ PROPERTY

PATTAYA PROPERTY AND INFORMATION GUIDE

SEP-NOV 2013



## In This Issue

Legal info & visas

Local attractions

Competition quiz

Golf section

Emergency contact numbers

Maps

Plus much, much more

COVER FEATURE

## THE MALDIVES





# Elegance

@ Cosy Beach





# Elegance

@ Cosy Beach



Ready To

December  
2013

Move In

Best location in the Pratumnak area just a few minutes walk to the beach and Royal Varuna Yacht Club as well as a wide selection of bars and restaurants.

This seven storey boutique building has been constructed using high quality materials throughout and state-of-the-art engineering technology. A range of studios, one, two and three bedroom units still available many with superb sea views towards Koh Larn. With sizes from 36 to 200 m<sup>2</sup> and prices starting at less than 2m baht, early viewing is highly recommended.

Excellent facilities including a roof-top infinity swimming pool, sundeck and gymnasium. There is also underground parking as you would expect from a high quality residence of this standard.

Koh Larn



To view any of the properties listed in this magazine, please see our contact details on Page 6.

A+ Property  
sales & rentals

3



# WELCOME

Welcome to the first **A+ News**, I hope that you will find it interesting and informative. Our main objective with the magazine is to inform and advise about all aspects relating to renting, buying or selling property in the Pattaya area.

However, it offers a lot more than just properties and also includes a wide and varied range of subjects from legal matters, local attractions, a golf guide, visas, what's on, sporting facilities and much, much more! We have also included Swedish and Russian sections.

A+ was formed at the end of 2012 and has already grown to become one of the leading property brokers in the area. Our professional team with a mix of experienced Thai and Russian staff and European management give us the perfect balance in order to provide an excellent service.



Our Head Office in North Pattaya is a very friendly environment where you can relax over a cup of coffee and tell us what you want. If you are planning to buy, we encourage you to describe your perfect property to us – chances are that we will have exactly what you are looking for! With almost 200m<sup>2</sup> of space, we have extensive displays of new, resale and rental properties as well as a video lounge and a state-of-the-art "movie theatre" where you can view the latest projects offered by some of our many developer partners.

We also have a second office in the Wongamat area where you will find our staff equally friendly and helpful, and we have a permanent display booth in Central Festival on the ground floor next to the Food Court.

Finally, we will be opening the "**A+ Property Exhibition Centre**" on 1<sup>st</sup> October and this is located on Sukhumvit Road in South Pattaya between Tesco Lotus and Underwater World. This will be the biggest permanent property exhibition centre in Thailand and it will have most of the major new developments on display there as well as our comprehensive resale listings.

So it's really easy to come to talk to us but, if you prefer, we can arrange for one of our property consultants to come to discuss your requirements at your home or hotel.

We look forward to helping you with your property needs soon.

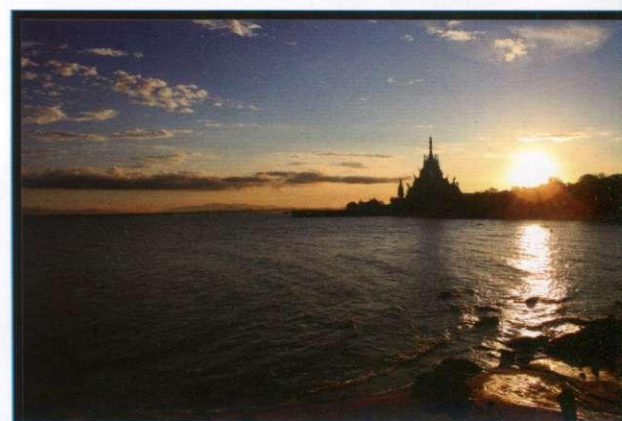
Best wishes and good luck

Steve Seaman  
(Managing Director)



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# Where Can You Find A+ ?

We now have four locations where you can contact us and you will receive the same friendly, professional attention whichever you choose.

## Head Office

464/43, Moo9, One Patio Plaza, Second Road, North Pattaya.  
(Located between Big C and Dolphin Circle behind the new Burger King.)

**Tel: 038 36 25 25 Fax: 038 36 19 66**

**Email: info@apluspattaya.com**

**Open Monday – Friday 9am to 6 pm, Saturdays 9 am to 4 pm**

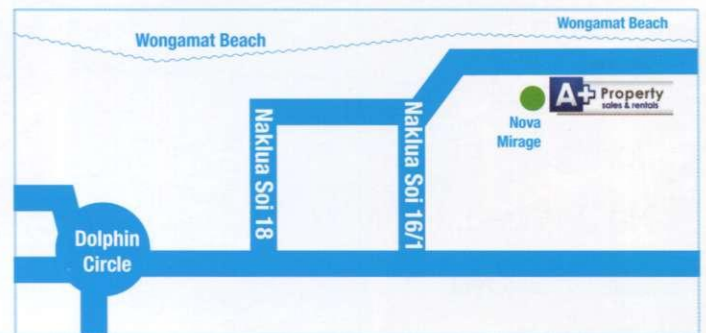


## Wongamat Office

Nova Mirage Ground Floor, M.5, Soi 16, Naklua, Wongamat Beach

**Tel: 038 36 82 95**

**Open Daily 10 am to 6 pm**



## Exhibition Booth at Central Festival

You will find our booth located on the ground floor next to the Food Court.

**Open seven days a week from 11 am to 10 pm**



## Permanent Property Exhibition Centre (See Page 23)

Located on Sukhumvit Road between Underwater World and Tesco Lotus. (Look for the big signs and the balloons.)

**Open seven day a week from 10 am to 8pm**



**082 659 4308**



**091 517 1775**



**080 890 5578**



**082 876 5633**



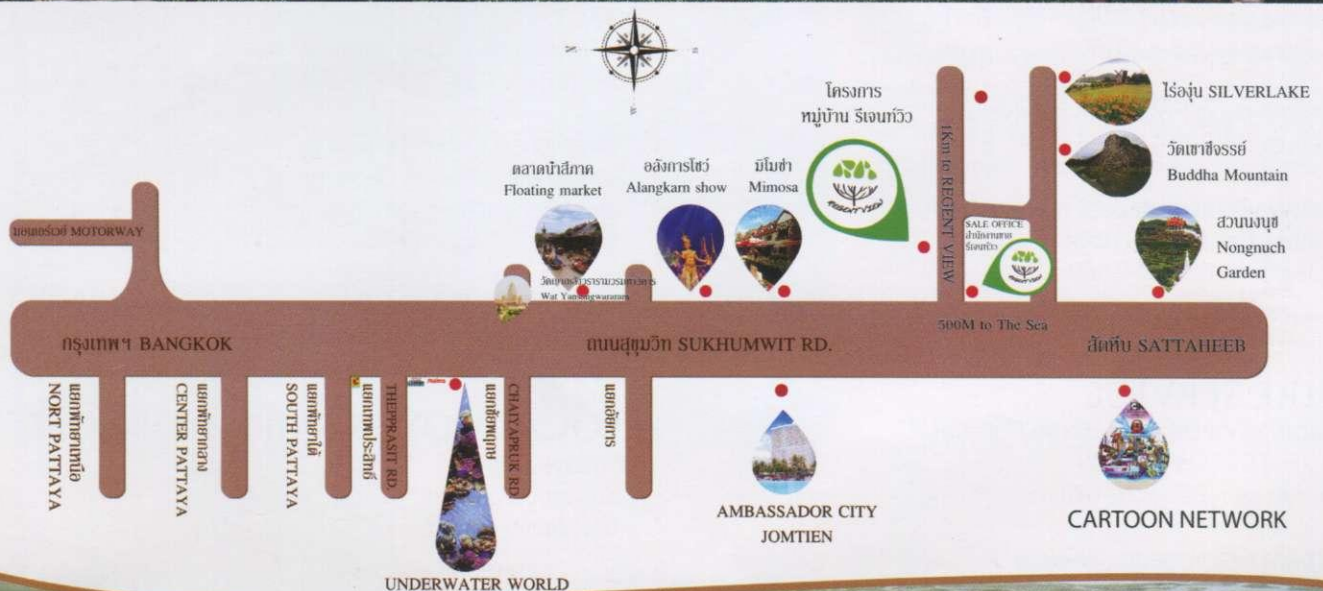


# Natural Evolution

Modern Thai Style House  
with a private swimming pool  
in a natural embrace

## LIVING WITH NATURE

The exclusive nature living for your healthy life





# Useful Contact Information



## HOSPITALS

Bangkok Pattaya Hospital (North Pattaya)  
[www.bangkokpattayahospital.com](http://www.bangkokpattayahospital.com)  
Hotline Call Center: 1719

Pattaya International Hospital (Central Pattaya)  
[www.pih-inter.com](http://www.pih-inter.com)  
Telephone: 038-428-374

Pattaya Memorial Hospital (Central Pattaya)  
[www.pattayamemorial.com](http://www.pattayamemorial.com)  
Telephone: 038-488-777

Banglamung Hospital (Naklua)  
Hotline Call Center: 1669

## POLICE

Pattaya Police Station (South Pattaya)  
Hotline Call Center 191  
Telephone: 038-420-802

Banglamung Police Station (Naklua)  
Telephone: 038-221-800

Pattaya Tourist Police (Pratumnak)  
Hotline Call Center: 1155  
Telephone: 038-414-669

## FIRE SERVICE

Pattaya Fire Brigade (South Pattaya)  
Hotline Call Center: 199  
Telephone: 038-424-678

Naklua Fire Brigade: (Naklua)  
Hotline Call Center: 199  
Telephone: 038-221-000

## UTILITIES

Provincial Water Authority  
Telephone: 038-222-465

Provincial Electric Authority  
Telephone: 038-221-007

TOT (Telephone and Internet Service)  
[www.tot.co.th](http://www.tot.co.th)  
Hotline Call Center: 1100  
Telephone: 038-414-045

TT&T (Telephone and Internet Service)  
[www.ttt.co.th](http://www.ttt.co.th)  
Telephone: 038-360-500

3BB Broadband Internet  
[www.3bb.co.th](http://www.3bb.co.th)  
Hotline Call Center: 1530

Sophon Cable TV (Cable and Internet Service)  
[www.pattayacabletv.com](http://www.pattayacabletv.com)  
Telephone: 038-423-777

Thipmanee Cable TV (TMN)  
(Cable and Internet Service)  
[www.tmn-cabletv.com](http://www.tmn-cabletv.com)  
Telephone: 038-249-734

True Visions (Satellite TV and Internet Service)  
[www.truevisionstv.com](http://www.truevisionstv.com)

## LOCAL GOVERNMENT OFFICES

Pattaya City Hall  
Hotline Call Center: 1337  
Telephone: 038-371-123





## DMC INTER LAW & CONSULTANTS

**You benefit from our superior experience in Thai law**

DMC Inter Law can help with a wide array of legal matters. Whatever service you are in need of, we can help you, including with any of the options below.

- Notary Services
- Legal Contracts
- Divorce & Family Law
- Company Registration
- Criminal & Civil Litigation
- Work Permits
- Legal Consults
- Thai Property Law
- Visa & Immigration
- Last Will & Testament

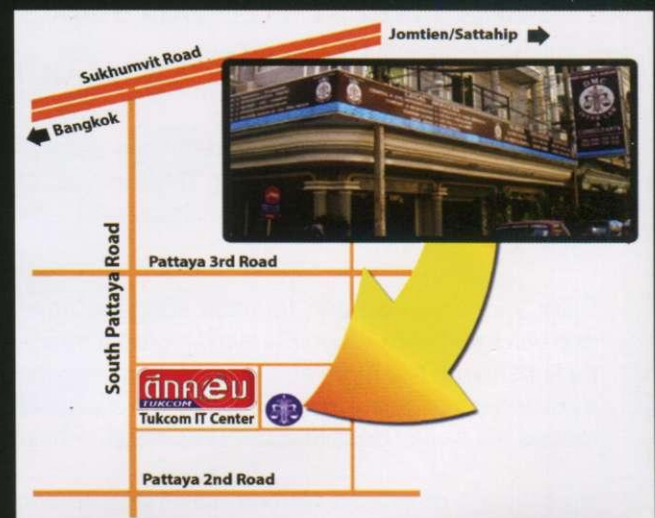


Chantima Watcharapongwanith



**Our office is located in South Pattaya (Pattaya Tai), behind Tukcom IT Center on South Pattaya Road.**

**Tel : +((66) 0 3872 3818**  
**Fax : +((66) 0 3872 3819**  
**Mobile : +((66) 0 8 1838 3869**  
**Website : [www.pattayasolicitors.com](http://www.pattayasolicitors.com),  
[www.pattaya-law.com](http://www.pattaya-law.com)**  
**E-mail : [info@pattayasolicitors.com](mailto:info@pattayasolicitors.com),  
[info@pattaya-law.com](mailto:info@pattaya-law.com)**





# Pattaya - en dröm destination med en hel del historia



## FRÅN FISKEBY TILL VAD SOM SKULLE BLI SLAGFÄLT TILL DRÖMDESTINATION PATTAYAS HISTORIA ÄR LIKA RIK SOM STADEN SJÄLV ÄR VACKER.

1767 bråkade Phraya Tak, mannen som senare skulle bli Thailands mycket omtyckte Kung Thaksin, och hans armé med en lokal krigsherre i en liten fiskeby på Thailandvikens östra kust.

Djupt imponerad av den framtida kungens armé, och av den värdighet med vilken Phraya Tak presenterade sig, valde krigsherren Nai Klom att lägga ned vapen och istället gå med den kungliga truppen, och denna plats där två arméer möttes har sedan dess kallats 'Thaphraya' -Phrayas armé.

Trots denna grandiosa historia har Phattaya, som byn så småningom skulle bli känd som, levt kvar som en sömnig liten avkrok ända fram till 1960-talet, när ännu en historisk och militärisk händelse skakade stadens status quo.

Som för många andra sömniga bakkrokar runtom i Sydöstra Asien, hade Vietnamkriget förebådat slutet på det gamla sättet att leva och börjar på någonting helt nytt.

För Phattaya kom denna förändring i form av tusentals amerikanska militärer på jakt efter lite vila och lugn för att fly skräcken i den indokinesiska djungeln. Dessa pojkar behövde slappna av, och var kan man bättre göra det än på stränderna till den vackra Thailandviken?

Pattaya, som västernborna förvirrade av thailändskan snart kallade staden, blev en ny stjärna på den globala semesterscenen. Fiskehyttor byttes ut mot barer och köpcentra. Saker och ting ick fort, och de kunde ha gått helt utom kontroll om det inte vore för en faktor: Byborna i Pattaya.





För även mitt bland allt sex, sol, droger och rock'n'roll som pågick och av vilket de hade en del, så var Pattayaborna alltid trogna till sin thailändska kultur, filosofi och arv.

När åren gått och staden har "mognat" har detta skapat en speciell atmosfär i denna vackra stad. Om du inte gillar sånt, har staden också ett mycket rikt nattliv och några av de bästa semesterlogierna i landet, men det blandar det med gott om buddhisttempel, lokala marknader, vacker utsikt och den speciella thaikinesiska kulturen som många av dess invånare delar.

(En hel del familjer kan spåra sina rötter till utvandrare från Kinas Guangdongprovins).

Här kan du ta ett dopp i havet på morgonen, äta underbar kryddstark havsmat till lunch, ta in lugnet från ett buddhist-

tempel, avsluta eftermiddagen med en runda golf, och sedan ta en öl och ett skratt inför havsvyn på kvällen allt på en dag.

Och du är inte ensam!

Av de ungefär 300,000 invånare som bor i Pattaya och dess omgivning är flera tusentals faktiskt pensionärer eller andra från runt om i världen som har bestämt sig för att slå sig ned i Pattaya och få ett permanent liv för sig själva och sina familjer på Thailandvikens östra kust.

**Detta är en plats där livet kan njutas snarare än bara levas!!!**

**Inte dåligt för en gammal soldatplats!!!**

Av de ungefär 300,000 invånare som bor i Pattaya och dess omgivning är flera tusentals faktiskt pensionärer eller andra från runt om i världen som har bestämt sig för att slå sig ned i Pattaya och få ett permanent liv här...



# HUR DU "FLIPPAR" DIN FASTIGHET (OCH VARFÖR DET ÄR EN BRA SAK)

Att "flippa" bostäder brukade handla om att köpa upp en nedgången bostad, göra om det till ett palats och sälja det för vinst.

Sen kom den globala finanskrisen och rullade in och saker och ting var tvungna att ändras.

Men chansen att tjäna pengar är fortfarande vid liv.

Om du varit ens inom fem meter av en TV det närmsta decenniet, känner du antagligen redan till grunden i vad fastighetsfolk brukade kalla att "flippa", genom TV-serier som "Extreme Home Make Over, där mer eller mindre fallfärdiga hus reparerades, fixades upp och gavs ett nytt, ärofyllt liv.

Speciellt i Västvärlden tjänade fastighetsinvestorer bra pengar på att köpa bedrövliga fastigheter under marknadsvärdet, fixa till dem och flippa dem tillbaka på marknaden till ett ofta mycket högre pris.

Trots att detta är tid och resurskrävande, var "gammal flipping" en potentiellt ganska belönande investeringsstrategi ända fram till att Västvärldens fastighetsmarknad började kollapsa under skuldsättning och alla de andra "välsignelserna" sammanknutna med den globala finanskrisen.

## ATT FLIPPA PÅ "DET NYA SÄTTET"

"Gammal" flipping fortsätter att vara en fungerande investeringsstrategi i fastighetsmarknader som Thailands, där priserna fortfarande är hälsosamma.

Men så är det dessutom även med den nya flugan i fastighetsgänget: "korttidsåterförsäljning", eller helt enkelt (och lämpligt) "ny flipping".

Trots att det är en lite annorlunda investeringsstrategi, är "ny flipping" en växande globaltrend, och det är speciellt populärt i snabbt utvecklande städer som Pattaya i Thailand.

## Men hur fungerar det då?

Jo, i de flesta lägenhetsprojekt samlas ett genomsnitt på 20% in kontant från köpare som väljer att ansluta sig till projektet i stadiet före påbörjad konstruktion, och ytterligare 30% (men ibland så lite som 0%) sprids ut över resten av konstruktionsperioden.

Med dessa kontantbelopp får utvecklare och deras finansierare ett lager av skydd, då köpare är osannolika att överge en deposition på en femtedel av fastighetens värde.







Efter att ha betalat depositionen och skrivit på kontraktet mellan köpare och utvecklare, har köparen rätt att sälja sitt kontrakt för att köpa lägenheten till det förbestämda priset. (Att köpa flera fastigheter hjälper ofta köparen att få ett bättre pris per KVM).

Under konstruktionsperioden ökar priserna för lägenheterna i en takt som bestäms av takten på försäljningar såväl som konstruktionsrelaterade faktorer som att byggarna når mitt- och toppvåningarna.

#### Och nu kommer själva flippingdelen.

Precis innan de sista betalningarna ska göras, så blir försäljningen av individuella lägenheter intressant och potentiellt ganska lönsam för köparen, speciellt då han/hon kan erbjuda fastigheten under utvecklarens pris.

#### Exempel

Låt oss ta ett exempel: säg att du har köpt en lägenhet för 2,000,000 THB (Thai Baht) på förkonstruktionsstadiet, när priserna var som lägsta, eller precis efter.

Du betalar en liten reservationsavgift för bokningen, och inom en månad betalar du 20% deposition när du skriver på kontraktet.

(Depositionens storlek kan variera från utvecklare mellan 10% och 30%).

Du har nu betalat 400,000 THB, och nästa betalning på 10% kommer sannolikt inte förrän inom 12-18 månader.

Under perioden mellan depositionen och den första betalningen, kommer priserna att stiga mer, och mer människor kommer att höra talas om projektet.

Dessutom, då inte alla känner sig bekväma med att köpa in sig på ett projekt på ett så tidigt stadium, så kommer du märka en ny våg med försäljningar när utvecklingar väl börjar som att hälla betong för husgrunden.

#### Ok. Vad är det som gör flipping så lönsamt då?

Låt oss förklara det med ett nytt exempel: I maj 2012 informerade A+ Thailand Properties en av våra dedikerade investerare om förkonstruktionen av en fastighet i Wongamat distriktet i Pattaya.

Priserna för de tidiga investerarna låg på 54,000 THB/m<sup>2</sup>, och eftersom vi förhandlade fram en rabatt för honom, så köpte han två enheter på 31.75 m<sup>2</sup> för 52,000 THB/m<sup>2</sup>.

Han la 30% handpenning på lägenheterna och inget mer behövdes betala förrän bygget var klart i Dec. 2014. Han ville sälja nu i Juni och frågade oss om detta. Priset var nu uppe i 73,000 THB/m<sup>2</sup> (i om att bygget hade startat och håller tidsschemat). För att göra det attraktivt för en köpare begärde vi ett säljpris på 69,000 THB/m<sup>2</sup>. Han sålde sina 2 enheter för 4,381,500 Baht (69,000 THB/m<sup>2</sup>) och han köpte dom för 3,302,000 Baht (52,000 THB/m<sup>2</sup>)

*Och i om att han enbart hade lagt 30% på vad dom kostade (Totalt 990,600 Baht) så gjorde han en vinst på 1,079,500 Baht, eller 109% på det investerade kapitalet på bara 13 månader!*

**Och det är just detta som är flipping, köp billigt tidigt, och sälj lite senare, lite dyrare...**

#### “Flippa” med A+ Properties!

Vi har 2st nya projekt som väntar på att lanseras! Så gott folk och kära fastighetsköpare/investerare, detta är flipping, nytt och gammalt.

Om du vill lära dig lite mer om konceptet (speciellt den nya delen) och hur du kan få det att fungera för DIG, tveka inte att skicka oss ett email på : [info@apluthailandproperties.com](mailto:info@apluthailandproperties.com) eller ring på 038 36 25 25 alt. 086 99 31058



# Holidays and Festivals

## 11 TO 19 OCTOBER - PATTAYA VEGETARIAN FESTIVAL

The festival occurs yearly during the period from the 1st to the 9th of the 9th Chinese lunar month, which this year will be 11th – 19th October. During this time almost all food shops and restaurants will fly yellow flags signifying that vegetarian food is available there. It is very convenient, and healthy, to have vegetarian meals during this time.

## 13 OCTOBER – NATIONAL POLICE DAY

The Royal Thai Police celebrate this event with various ceremonies and presentations, in an attempt to increase cooperation with the public and bring attention to the ongoing fight against crime.

## 19 OCTOBER – PAVARANA

This day on the Buddhist calendar marks the end of the three-month Vassa (Rainy Season Retreat or Buddhist Lent) and the beginning of the Kathina period (the time when new robes are traditionally offered to monks) the following day.

## 23 OCTOBER – CHULALONGKORN MEMORIAL DAY

This day commemorates King Rama V or King Chulalongkorn, who is a revered saintly figure among Thais. On this day, many people will prepare flowers (traditionally red roses), incense, candles, cigars and brandy to present before statues and pictures of King Rama V.

## 31 OCTOBER – HALLOWEEN

This is a yearly holiday observed around the world on the night before All Saints Day. It is particularly popular in Pattaya given the number of foreign tourists and expats and is usually celebrated with parties and costumes.

## 9 NOVEMBER – DAY OF PEOPLE WITH DISABILITY

This observance aims to promote a better understanding of disability issues and mobilize support for the dignity, rights and well being of persons with disabilities.

## 14 NOVEMBER – FATHER OF ARTIFICIAL RAIN DAY

His Majesty the King sponsored royal artificial rain project that took place on 14 November 1954. His Majesty dedicated His effort in the innovation, research and development of artificial rain in order to achieve His intention to help people from suffering drought.

## 17 NOVEMBER – LOY KRATHONG

This festival is celebrated annually throughout Thailand and in certain parts of Laos and Burma. It takes place on the evening of the full moon of the twelfth lunar month of the traditional Thai Lunar Calendar. It takes its name from the elaborately decorated floats that are released into the sea, rivers and canals.

The festival starts in the evening when there is a full moon in the sky. People carry their krathongs to the water. After lighting candles and joss sticks and making a wish, they gently place the krathongs on the water and let them drift away till they go out of sight. It is believed that krathongs carry away their sins and bad luck, and happiness will come to them. People also light large lanterns (khomloi), which float up in the sky and can be seen by the hundreds all night long. Locally, there are numerous parties along Jomtien and Pattaya Beaches.

## 30 NOVEMBER – PATTAYA INTERNATIONAL FIREWORKS FESTIVAL

This year's Pattaya International Fireworks Festival will light up the sky on November 30th and will feature 45-minute shows by teams from Canada, China, Singapore and the United States. There will also be booths selling locally made products, a carnival-style parade, shows, concerts, magic and juggling acts and 3D painting photography along Beach Road.





## PHOENIX **GOLD** GOLF & COUNTRY CLUB PATTAYA



### *Golf in Natural Beauties*



*“ Family Relaxing within the Natural Beauties  
at Phoenix Gold Golf & Country Club Pattaya ”*



111 Moo 9 Sukhaphiban 2 Road, Huayyai, Banglamung Chonburi 20260  
Tel. (038) 239-400 Fax. (038) 239-414 Email : reservation@phoenixgolfpattaya.com  
Website : www.phoenixgolfpattaya.com



# Wongamat & Naklua



Naklua and its subdivision of Wongamat comprise the northern suburb of Pattaya. Naklua derived its name from the primary occupation of the local people prior to the influx of foreigners in the 1960's - making salt; Naklua means salt farming.



The boundaries of Naklua start at the Dolphin Roundabout where the North Road (Pattaya Nua) meets the Second Road with the ocean to the west and Sukhumvit Road to the east. At the northern boundary you will find the huge fish market close to where Naklua meets up with the Port of Laem Chabang.

The relatively tranquil setting of Wongamat is the home of some of the most prestigious real estate developments in all of Thailand, with some of the condominium projects selling for 140,000 baht per square metre and more! The beaches here are as pristine as nature will allow and there are no vendors or hawkers trying to sell their wares and services while you are resting on the beach.

One of the real treats of Naklua is the aforementioned fish market. This is the primary seafood distribution point for the area, but you must get there early in the morning or you will find little left to buy. If it swims, crawls or slithers in the ocean or on the ocean floor, you can buy it here, at or below retail prices.



# Wongamat & Naklua



Serenity  
Price: 4,200,000 Baht

64 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0348



Nova Mirage  
Price: 7,990,000 Baht

176 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: CS0039



Nova Mirage  
Price: 4,500,000 Baht

88 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0590



Laguna Heights  
Price: 6,900,000 Baht

80 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0589



The Palm  
Price: 3,103,786 Baht

32 Sq.m.  
Studio  
1 Bathroom  
Partly Furnished

Ref ID: CS0578



Garden Cliff  
Price: 15,000,000 Baht

120 Sq.m.  
2 Bedroom  
2 Bathroom  
Partly Furnished

Ref ID: CS0577



Nova Mirage  
Price: 3,590,000 Baht

88 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0559



Club Royal  
Price: 1,690,000 Baht

25 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0500



Club Royal  
Price: 2,490,000 Baht

36 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0499



Park Beach  
Price: 6,900,000 Baht

110 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0467



# Wongamat & Naklua



**Wongamat Privacy**  
Price: 2,750,000 Baht

80 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0460



**Somboon Condo**  
Price: 460,000 Baht

32 Sq.m.  
Studio  
1 Bathroom  
None Furnished

Ref ID: CS0554



**Nova Mirage**  
Price: 3,590,000 Baht

88 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0462



**3 Storey Townhouse**  
Price: 6,200,000 Baht

172 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0370



**Baan Chalita**  
Price: 17,000,000 Baht

600 Sq.m.  
3 Bedroom  
5 Bathroom  
Fully Furnished

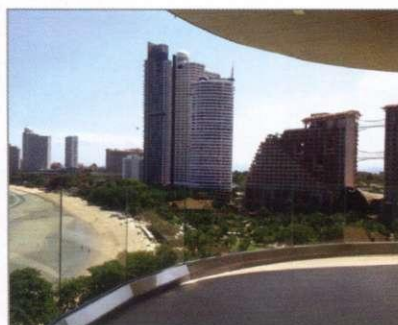
Ref ID: HS0366



**Serenity**  
Price: 2,095,500 Baht

32 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0363



**The Cove**  
Price: 39,900,000 Baht

274 Sq.m.  
3 Bedroom  
3 Bathroom  
Partly Furnished

Ref ID: CS0117



**Laguna Heights**  
Price: 3,900,000 Baht

47 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0338



**Private Paradise**  
Price: 1,790,000 Baht

32 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0390



**Private Paradise**  
Price: 3,100,000 Baht

53 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0388





# Cheetah

BEST MUSIC - BEACH FRONT

# BAR

**CENTRAL PATTAYA - BEACH ROAD**

**FREE! SWEDISH HASH (PYTT I PANNA) EVERY SATURDAY AT 6PM**

**OPENING TIMES 8AM - 3AM | EVERYDAY | 60 BAHT BEERS**

**WWW.CHEETAHBARPATTAYA.COM**

WALKING STREET

SOUTH ROAD

MIKE  
SHOPPING MALL

CENTRAL  
BEACH FESTIVAL

PATTAYA BEACH

**CHEETAH BAR**  
TOPS  
CENTRAL ROAD



# Pattaya



Pattaya has been a world class tourist destination since the 1960's. What started as a sleepy fishing village became transformed by visiting US soldiers on leave from the War in Vietnam who were looking for a place to relax away from the trouble-torn neighbour.

Not much has changed in the intervening half century except for the quality and quantity of the general infrastructure as well as the "adult beverages and fairer sex". Pattaya City is bounded by the Beach Road to the West, the world famous Walking Street to the South, Sukhumvit Road to the East and Pattaya Nua (the north road) to the North. Within these boundaries lies a bustling and unsleeping city where nearly anything and everything goes.

Today, Pattaya is all grown up - there are world class hospitals and medical/dental facilities, international supermarkets carrying foods from Europe and the US, cinemas, shopping malls, clothiers and restaurants featuring food from all over the world. You may dine on bagels to baklava, couscous to crumpets and everything in between. There are numerous condominium projects that rival those of Southern California and Europe as well as those more modest to fit most budgets.

It is safe to say that of the many hundreds of pubs, Go-go bars, restaurants, shopping centres, car showrooms, food carts, gentlemen's clubs, pharmacies, beaches, parks and water sports, Pattaya is truly where "East Meets West".





# Pattaya



Golden Tulip  
Price: 3,685,000 Baht

45 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0515



Golden Tulip  
Price: 2,685,000 Baht

36 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0514



Centara Avenue  
Price: 4,325,000 Baht

59 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0511



The Base  
Price: 3,930,000 Baht

34 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0510



The Base  
Price: 5,975,000 Baht

50.5 Sq.m.  
2 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0509



Nova Atrium  
Price: 3,300,000 Baht

76 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0624



Nirun Condo  
Price: 1,100,000 Baht

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0574



The Pride  
Price: 6,033,750 Baht

80.5 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0508



North Shore  
Price: 8,000,000 Baht

64 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0482



Nova Atrium  
Price: 5,990,000 Baht

116 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0477



# Pattaya



Single House  
Price: 16,900,000 Baht

512 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0376



Center Point  
Price: 3,900,000 Baht

67 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0345



The Urban  
Price: 3,400,000 Baht

45 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0365



Centara Avenue  
Price: 2,650,000 Baht

33.93 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0378



City Garden  
Price: 5,900,000 Baht

76 Sq.m.  
2 Bedroom  
2 Bathroom  
Partly Furnished

Ref ID: CS0468



City Garden  
Price: 6,200,000 Baht

80 Sq.m.  
2 Bedroom  
2 Bathroom  
Partly Furnished

Ref ID: CS0471



The Pride  
Price: 5,874,560 Baht

85.8 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0505



City Garden  
Price: 3,850,000 Baht

44.8 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0626



Central Park 2  
Price: 20,000,000 Baht

636 Sq.m.  
5 Bedroom  
7 Bathroom  
Partly Furnished

Ref ID: HS0538



View Talay 6  
Price: 4,300,000 Baht

48 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0781



# The Biggest Permanent PROPERTY EXHIBITION in Thailand

## NOW OPEN

On Sukhumvit Road between  
Underwater World and Tesco Lotus

(look for the big signs and the air tube balloons)

OPEN SEVEN DAYS A WEEK  
10AM TO 8PM

### How do I get there?

We have a free minibus running every hour on the hour from 10 am to 7 pm from Central Festival to Expo. It will take you back to Central, too, of course!

We can also pick you up from your home or hotel – just call us to arrange.

### What's there?

With almost 2000 m<sup>2</sup> of display area on two floors, we have more than 20 carefully selected developers offering a wide range of new properties as well as our very comprehensive A+ resale listings. There's also a coffee shop for free refreshments and snacks.

### Why visit?

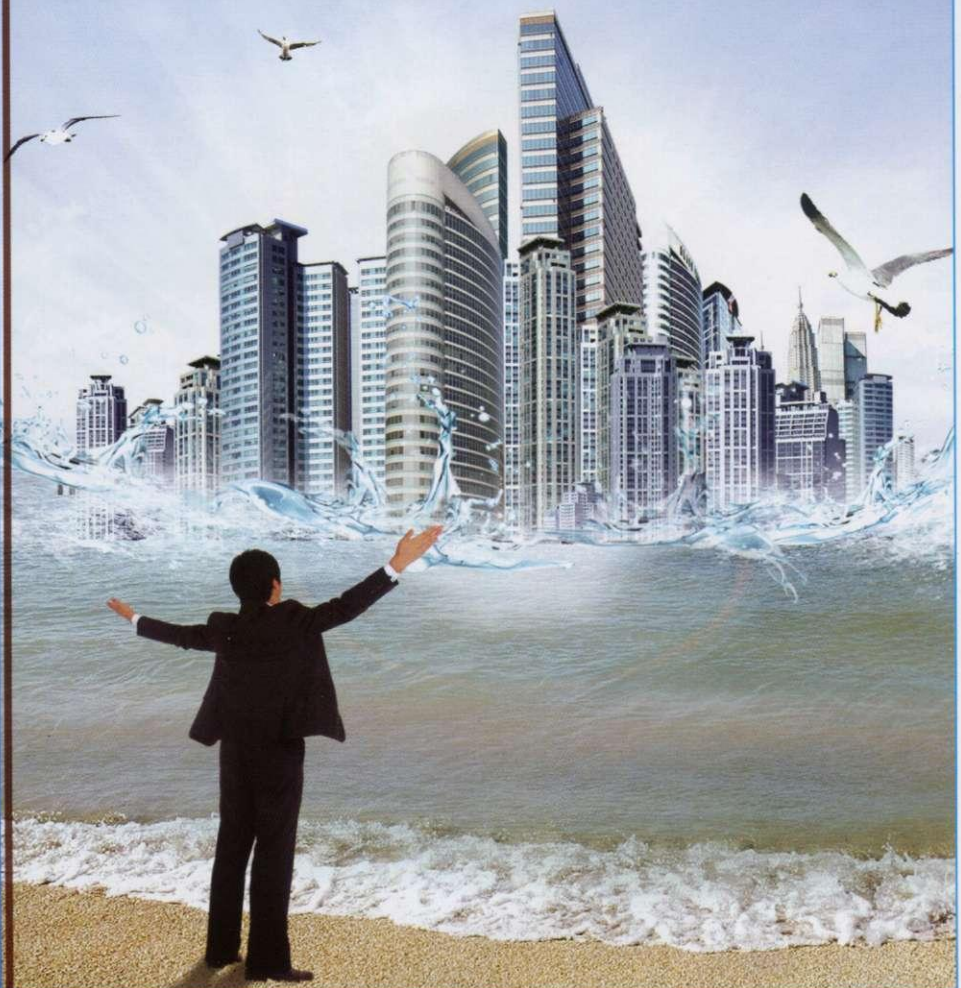
It's an ideal opportunity to see a complete range of properties under one roof and avoid travelling all over the city trying to find the right property.

We have fully trained, professional staff speaking many different languages to help you with your search. No hard sell - just free, honest advice.

We can offer special prices and payment terms on new and resale projects which are not available direct from the developer or from other brokers.



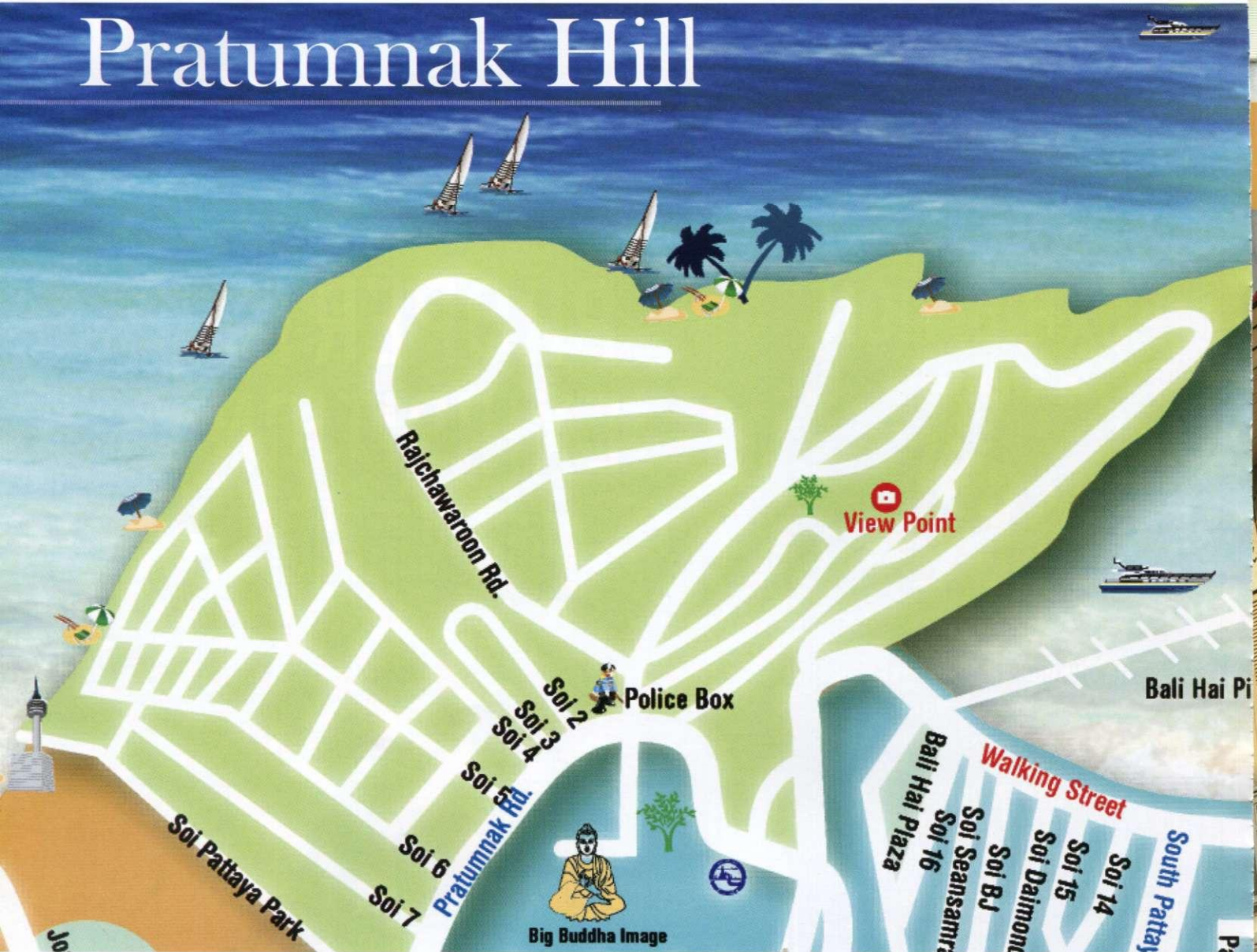
# PROPERTY EXHIBITION CENTRE



[www.apluspattayaexpo.com](http://www.apluspattayaexpo.com)



# Pratumnak Hill



The Pratumnak Hill area of Pattaya is unlike the rest of the local suburbs; it is a generally quiet residential area. Here you will not find scores of loud beer bars, gentlemen's clubs, Go-go bars or massage parlours, although there are enough shops, bars and restaurants nearby to cater for your daily needs.

Pratumnak continues to grow in popularity due to the recent completion of many up-market condo developments with many more in various stages of construction. Nestled between its larger neighbours of Pattaya to the north and Jomtien to the south, Pratumnak Hill follows the coastline between the two areas.

At the top of Pratumnak are two famous parks; one features an extremely large Buddha statue along with multiple Thai and Chinese Buddhist shrines. The other park is a Thailand Navy Memorial and has probably the best view of Pattaya and the coastline you will find anywhere.

As you descend down the gentle slope, you enter a section of Pratumnak called Cosy Beach. Many claim that this is the best beach in the whole area – check it out yourself and see if you agree!

Perhaps Pratumnak Hill can best be described as an "artsy and craftsy community" and is ideal for those that really wish to get away from it all without being isolated in any way.





# Pratumnak Hill



Sunset Boulevard  
Price: 4,900,000 Baht

72 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0484



Ruamchok Condos  
Price: 1,190,000 Baht

39 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0346



Amari Residence  
Price: 4,900,000 Baht

49 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0028



Pattaya Hill Resort  
Price: 1,708,000 Baht

56 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0698



Pattaya Hill Resort  
Price: 1,220,000 Baht

40 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0697



Private Pool Villa  
Price: 28,000,000 Baht

792 Sq.m.  
7 Bedroom  
8 Bathroom  
Fully Furnished

Ref ID: HS0670



Chateau Dale  
Price: 7,900,000 Baht

130 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0646



Chateau Dale  
Price: 3,500,000 Baht

68 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0644



Chateau Dale  
Price: 3,500,000 Baht

63 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0643



Park Royal 3  
Price: 5,990,000 Baht

100 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0573



# Pratumnak Hill



**Luxury Pool Villa**  
Price: 8,500,000 Baht

260 Sq.m.  
2 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0566



**South Point**  
Price: 7,380,000 Baht

60 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0565



**South Point**  
Price: 3,690,000 Baht

30 Sq.m.  
Studio  
1 Bathroom  
Partly Furnished

Ref ID: CS0564



**New Nordic Suites 3**  
Price: 2,928,750 Baht

35.5 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0530



**C-View Residence**  
Price: 1,778,000 Baht

25 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0502



**C-View Residence**  
Price: 3,874,120 Baht

46 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0501



**Masters Residence**  
Price: 1,490,000 Baht

28 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0498



**Water Park**  
Price: 1,750,000 Baht

25 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

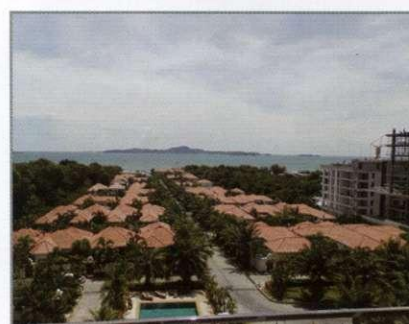
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**The Cube**  
Price: 1,900,000 Baht

35.6 Sq.m.  
Studio  
1 Bathroom  
Partly Furnished

Ref ID: CS0494



**Sunset Boulevard**  
Price: 8,250,000 Baht

74 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0447



# THE SWEDISH GUESTHOUSE "GLOBETROTTER"

that has been run by Gothenburg born Lasse for the last 16 Years is situated just 50 meters from the Beach between Central Pattaya Road (Pattaya Klang) and Soi 7 off Beach Road. This makes the accommodation an ideal place for the beach, great food and drinks as well as the night life.

The Guesthouse is 4 floors, the ground being the restaurant and bar, the others accommodation. International TV and Sports of course as well as free WiFi is the norm for all of their guests.

The restaurant serves Scandinavian, European, International and Thai dishes and probably among the best Pizzas in Pattaya. Come and try! The Pizza is freshly made on the premises in a genuine Stone-Oven-heated by gas.

I snart 16 år så har Lasse från Göteborg drivit sitt Guesthouse/Restaurang Globetrotter med massa återkommande och glada gäster år efter år. Med sitt läge enbart 50 meter från Stranden i Pattaya city mellan Central Pattaya Road (Pattaya Klang) och Soi 7 uppför Beach Road, så har han ett av det mest centrala lägen du kan önska dig för Sol, Bad, God Mat & Dryck samt en kort promenad ner till Walking Street för det mesta inom Nöjes livet.

Guesthouse har 4 våningar där Restaurangen/Baren har bottenplanet med boendet på de övriga våningarna.



Internationella TV kanaler med all tänkbar Sport samt gratis Trådlös Internet är också en självklarhet.

Det serveras Traditionell skandinavisk mat, men även all annan internationell mat samt en bred Thai meny såklart. Och för er som inte vet så har Lasse säkert den största och bästa Pizzan i Pattaya också som e stenugnsbakad!

## Globetrotter Hotel

BLACK BUSH CO., Ltd.

### Hotel - Restaurant - Pizzeria



**Food cooked by Thais  
Trained by Professional Swedes  
Thai friendliness and  
Swedish Quality Service  
Your Scandinavian Restaurant!  
International Food  
Thai Food & Pizza**



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trotter@loxinfo.co.th

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[www.globetrotter-thai.com](http://www.globetrotter-thai.com)



# Jomtien



Continuing south from Pattaya you will find the much quieter area of Jomtien. The boundaries start at Theprasit Road to the North, the Beach Road to the West, Sukhumvit Road to the East and Soi Chaiyapruerk to the South. Jomtien is distinctly a suburban community and is noted for its wide and straight beach. The waters are slightly clearer and cleaner than in Pattaya and the location is definitely more laid back – better suited for families and the over 50 crowd!

The area has busy commercial centres with an excellent selection of bars, restaurants, supermarkets etc. but this

is not an area for the night time reveller seeking Go-Go Bars and the like as you find in abundance in Pattaya. There is a huge market on Theprasit Road which is open on Friday, Saturday and Sunday nights.

Due to its wide, sandy beach, Jomtien regularly holds sporting events including beach volleyball and five-a-side football competitions. Water sports are also in abundance in this area and though the beaches can get quite busy in the High Season, they very rarely get over crowded.





# Jomtien



View Point  
Price: 9,500,000 Baht

360 Sq.m.  
4 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HS0504



View Talay 2A  
Price: 6,500,000 Baht

104 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0490



View Talay 1  
Price: 1,490,000 Baht

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0347



Jomtien Beach Paradise  
Price: 7,900,000 Baht

156 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0727



Cetus  
Price: 6,870,000 Baht

54.5 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0714



Jomtien Complex  
Price: 22,000,000 Baht

395 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: CS0710



The Gallery  
Price: 1,650,000 Baht

26.6 Sq.m.  
Studio  
2 Bathroom  
Fully Furnished

Ref ID: CS0703



View Talay 2  
Price: 5,900,000 Baht

101 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0695



Majestic Jomtien  
Price: 1,950,000 Baht

57 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0699



View Talay Marina  
Price: 14,000,000 Baht

432 Sq.m.  
2 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: HS0668



# Jomtien



View Talay 1  
Price: 1,050,000 Baht

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0657



Paradise Park  
Price: 1,790,000 Baht

35.4 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0603



Reflection  
Price: 11,000,000 Baht

110 Sq.m.  
2 Bedroom  
3 Bathroom  
Partly Furnished

Ref ID: CS0588



Cetus  
Price: 6,104,000 Baht

54 Sq.m.  
1 Bedroom  
1 Bathroom  
Partly Furnished

Ref ID: CS0586



Pattaya Tropical Village  
Price: 5,500,000 Baht

416 Sq.m.  
4 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0542



Thienthip Condo  
Price: 1,295,000 Baht

32 Sq.m.  
Studio  
1 Bathroom  
Partly Furnished

Ref ID: CS0397



The Residence  
Price: 8,990,000 Baht

150 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: CS0082



Garden Cliff  
Price: 17,500,000 Baht

122 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CS0718



View Talay Villas  
Price: 32,500,000 Baht

1,000 Sq.m.  
5 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0785



Palm Oasis  
Price: 8,800,000 Baht

90 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0064





**SALES EVERY SATURDAY  
11.00 A.M.**

Motor Vehicles, Motorcycles,  
Antiques, Furniture etc.

Please check our website

[www.pattayabid.com](http://www.pattayabid.com)

## Collingbourne Auctioneers

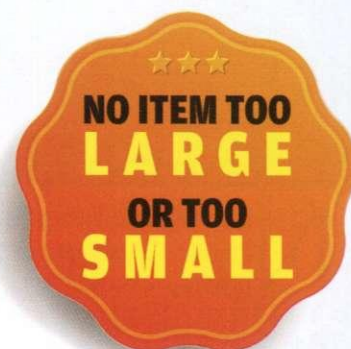
Soi Chiayapruek 2, Nongprue, Banglamung, Chonburi, Thailand

Mob: 086-838-7841 (Mr. John)

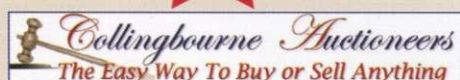
Tel: (+66)038-076 234 Fax: (+66) 038-076 235

Email: [johncollingbourne@hotmail.com](mailto:johncollingbourne@hotmail.com)

[www.collingbourne-auctioneers.com](http://www.collingbourne-auctioneers.com)



Soi Chaiyapruek 2



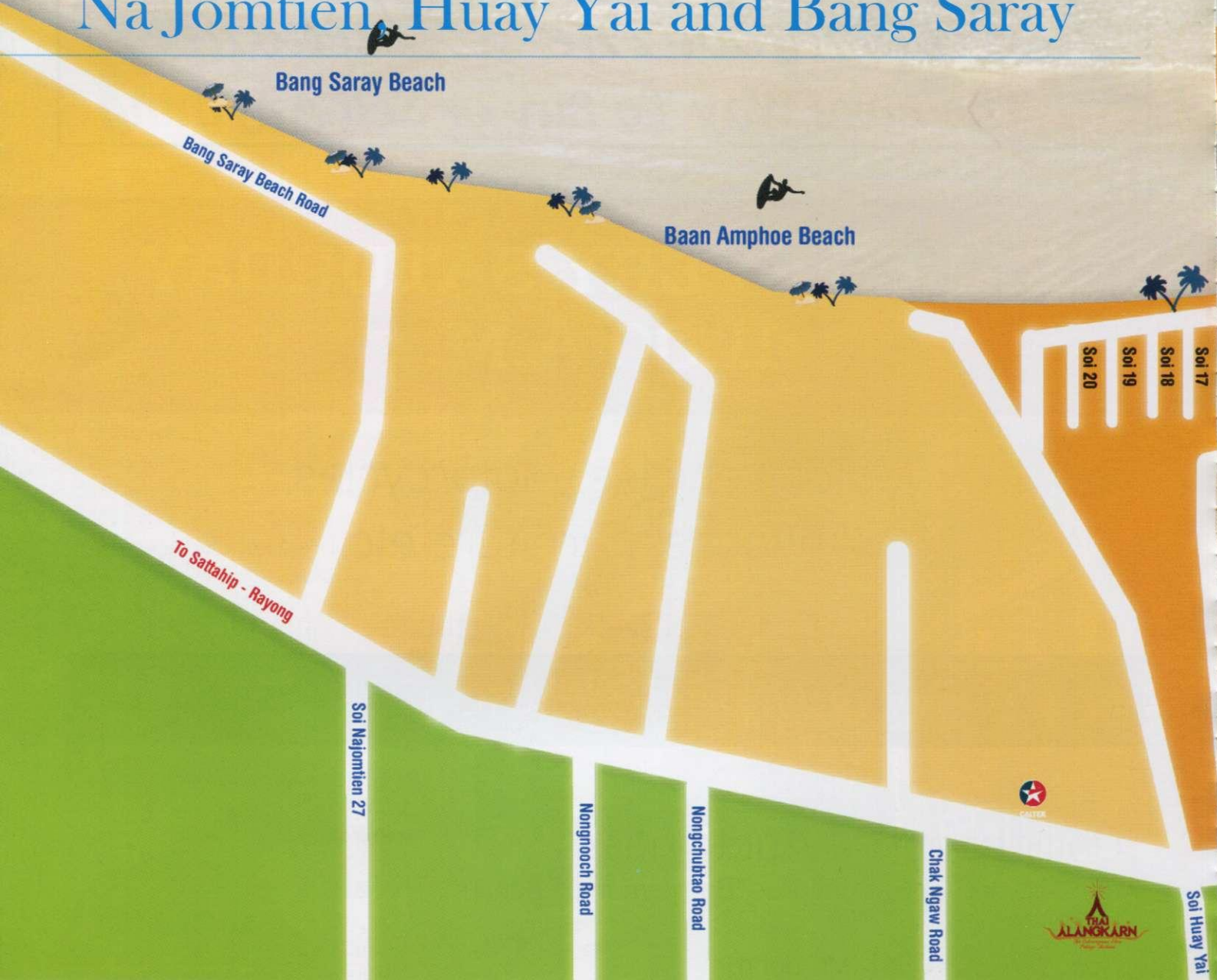
Sukhumvit Road

Soi Chaiyapruek 1

Jomtien Beach  
Jomtien Beach Road



# Na Jomtien, Huay Yai and Bang Saray



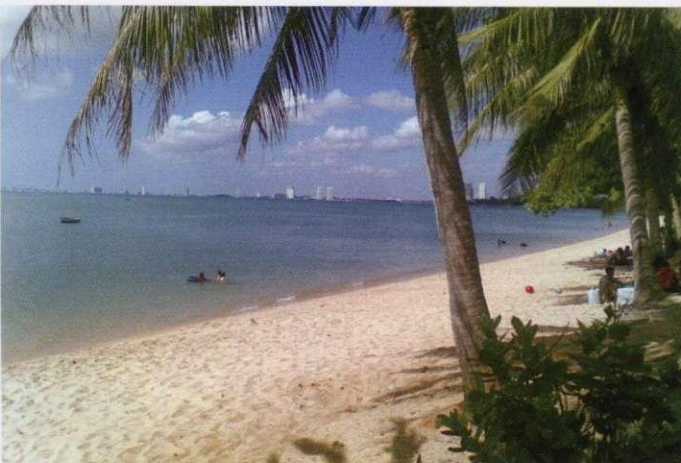
Na Jomtien to Bang Saray covers a large area south of Jomtien stretching almost 20 kilometres. The western boundary is still the Beach Road, but this gives way to the Gulf of Thailand as you get further south. The northern border is Soi Chaiyapruet and for the most part, the western border is Sukhumvit Road, with a few exceptions. The

southern area encompasses the beach communities of Ban Amphur and Bang Saray.

As you get further south in Na Jomtien there are a number of residential communities of both houses and condominiums, many of which are in the luxury bracket with many homes that exceed 25 million baht and more. One such area is known as Huay Yai which is not far from the famous Phoenix Golf and Country Club.

Speaking of golf, there are more than twenty 18-hole courses in the area, many being designed by internationally known golfers including Nick Faldo. Green Fees in this area are reasonable when compared to most other countries and many well-travelled golfers rate the Eastern Seaboard courses as among the best in Asia.

Na Jomtien to Bang Saray is very much a developing area with many properties now being built or at the planning stage, and when you visit this area it's easy to see why it's increasing in popularity. An excellent location for those who prefer a relaxed and laid back life style.





# Na Jomtien, Huay Yai and Bang Saray



**Pool Villa**  
**Price: 5,500,000 Baht**

720 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0693



**Family Home**  
**Price: 7,900,000 Baht**

452 Sq.m.  
4 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0594



**Kittima Town House**  
**Price: 1,950,000 Baht**

156 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0675



**Kittima Garden Home**  
**Price: 1,400,000 Baht**

156 Sq.m.  
2 Bedroom  
2 Bathroom  
Unfurnished

Ref ID: HS0674



**Phoenix Palms**  
**Price: 13,950,000 Baht**

800 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0558



**Single House**  
**Price: 6,900,000 Baht**

648 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0543



**Villa For Sale**  
**Price: 8,350,000 Baht**

1,792 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0383



**Villa For Sale**  
**Price: 8,750,000 Baht**

1,440 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0382



**Villa For Sale**  
**Price: 8,950,000 Baht**

1,476 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0380



**House with Huge Plot**  
**Price: 6,500,000 Baht**

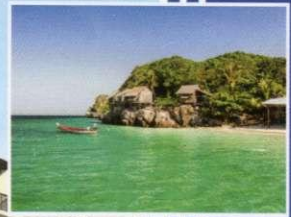
2,760 Sq.m.  
4 Bedroom  
3 Bathroom  
Partly Furnished

Ref ID: HS0486

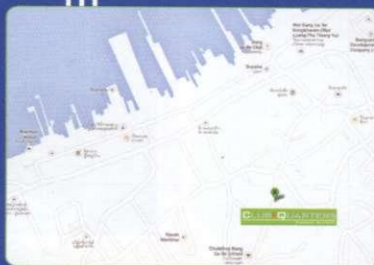


# CLUB•QUARTERS

CONDOMINIUM BANG SARAY



Luxury living in the tranquil and unspoilt paradise of Bang Saray  
ใช้ชีวิตอย่างหรูหราจะมีระดับสไตล์บูติค ตั้งอยู่ใจกลางแห่งสรวงสวรรค์



CLUB•QUARTERS  
CONDOMINIUM BANG SARAY





# Huay Yai Villas

4 Quality Luxury Villas B8.35m

Practical Elegance

50% SOLD

Private Tree Lined Avenue

FROM 342 tw Landscaped Gardens



# East Pattaya



Perhaps the best kept secret in Pattaya is the area known as East Pattaya or as it's commonly called by the locals, "The Dark Side".

What was once an area for the Thai employees of the hotels, restaurants and bars to live has become a thriving and self contained enclave for many of the foreign permanent residents of Pattaya. The reason can be best explained as "more bang for the buck" - it's a lot cheaper than the areas closer to the beaches.

For the purchase price of a one bedroom condo on the beachside of Pattaya, you can buy a two or three bedroom detached home in East Pattaya, sometimes having a private swimming pool. Also, for the rental price of the same one



bedroom condo on the beachside you can rent a two bedroom condo or house in East Pattaya.

The area of East Pattaya goes from the motorway leading to Bangkok, Highway 7, to Soi Chaiyapruerk. In other words, East Pattaya spans the entire areas from Naklua, Pattaya, Pratumnak Hill and Jomtien, but on the other side of Sukhumvit Road, the western boundary of East Pattaya.

There are plenty of bars, gentlemen's clubs, massage parlours, pharmacies, local markets, supermarkets and restaurants to supply all your needs in this rapidly developing area. At the same time you are still only minutes away from all the attractions that central Pattaya has to offer.

East Pattaya has some notable attractions of its own such as the Siam Country Club where the LPGA has frequent golf matches, Lake Maprachan a delightful scenic area, the Polo Grounds and Horse Shoe Point, the largest Equestrian area in South East Asia.

If you are looking for an element of tranquility away from the hustle and bustle of the main tourist area, there are plenty of properties to choose from. There is a growing number of luxury developments on offer in gated communities with three, four, five and even six bedroom homes with extensive grounds and private pools. New construction is being started on more as demand for this region continues to rise.

If you are looking for that special home, whatever your budget, you should definitely give East Pattaya a look as it may be just what you're looking for.



# East Pattaya



**Baan Suay Mai Ngam**  
Price: 2,500,000 Baht

210 Sq.m.  
2 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0719



**Baan Balina 2**  
Price: 7,500,000 Baht

700 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0802



**Regents 1 Estate**  
Price: 15,000,000 Baht

6,400 Sq.m.  
5 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HS0678



**Family Home**  
Price: 8,900,000 Baht

800 Sq.m.  
4 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HS0544



**Pattaya Tropical**  
Price: 3,300,000 Baht

280 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0540



**CC Condo**  
Price: 875,000 Baht

27 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CS0521



**Townhome**  
Price: 1,650,000 Baht

100 Sq.m.  
2 Bedroom  
2 Bathroom  
None Furnished

Ref ID: HS0485



**Whispering Palms**  
Price: 14,000,000 Baht

1,501 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0472



**Raviorn Village**  
Price: 3,200,000 Baht

260 Sq.m.  
3 Bedroom  
2 Bathroom  
Partly Furnished

Ref ID: HS0456



**Lanna Home**  
Price: 15,950,000 Baht

400 Sq.m.  
4 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HS0396



# East Pattaya



House For Sale  
Price: 8,500,000 Baht

752 Sq.m.  
5 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0445



Siam Royal View  
Price: 23,000,000 Baht

1,050 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0387



House For Sale  
Price: 8,500,000 Baht

361 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0386



Siam Royal View  
Price: 29,000,000 Baht

910 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HS0385



Royal Garden Village  
Price: 14,500,000 Baht

640 Sq.m.  
5 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HS0571



Single Storey House  
Price: 5,500,000 Baht

426 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0448



Siam Royal View  
Price: 60,000,000 Baht

1,400 Sq.m.  
4 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HS0384



Luxury Villa  
Price: 17,000,000 Baht

1,400 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

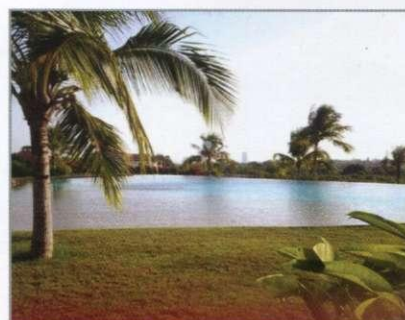
Ref ID: HS0810



CC Condo  
Price: 1,180,000 Baht

34 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CS0520



Siam Royal View  
Price: 12,000,000 Baht

368 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HS0364



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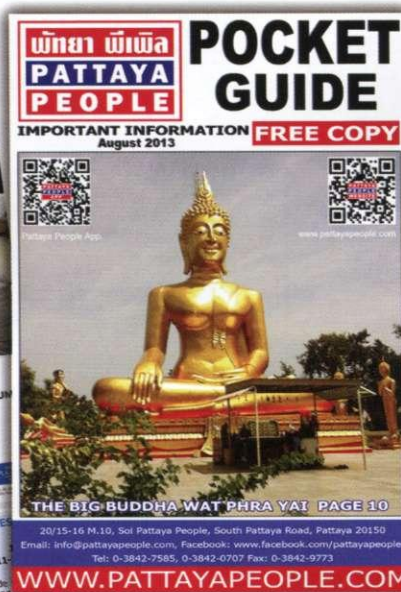


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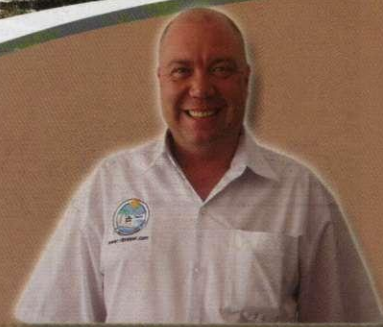




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Jing speaks fluid Norwegian,  
English and Thai and can answer  
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tours, sightseeing and other  
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Thailand and raised  
in Norway. Moved back  
to Thailand about  
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# About Thailand



Thailand enjoys the reputation of being one of the countries that most people would like to re-visit and the reasons for this are many and varied. Some say it's the wonderful, friendly people, others say it's the magnificent scenery and cultural heritage whilst others just love the endless sunshine and some of the best beaches in the world. Whatever your reason for choosing Thailand, a good time is always guaranteed.

Thailand, the only Southeast Asian nation never to have been colonized by European powers, is a constitutional monarchy whose current head of state is HM Bhumibol Adulyadej - the longest reigning monarch in the world today. A unified Thai kingdom has existed since the mid-14th century, and Thailand was known as Siam until 1939 when it officially became the Kingdom of Thailand.

## SOME STATISTICS

- Thailand is the 50th largest country in the world
- Located just 15 degrees north of the equator, Thailand has a tropical climate and temperatures typically range from 19 to 38 degrees C (66-100 F)
- Thailand's largest peak, Doi Inthanon, is 2,565 meters (8,415 ft) tall
- Thailand covers 510,890 sq km of land and 2,230 sq km of water
- The coastline of Thailand is 3,219 km long
- Thailand's longest shared border is with Myanmar (Burma), stretching 1,800 km

## POPULATION

The population of Thailand comprises roughly 65 million citizens, the majority of whom are ethnically Thai, though peoples of Chinese, Indian, Malay, Mon, Khmer, Burmese, and Lao origin are also represented to varying degrees. Approximately 7 million citizens live in the capital city, Bangkok, though this number varies seasonally and is otherwise difficult to accurately count.

## LANGUAGE

More than 92% of the population speak Thai or one of its regional dialects. While the Thai language is the official language of Thailand, as a result of its cosmopolitan capital city and established tourism infrastructure, English is spoken and understood throughout much of Thailand.

## RELIGION

The breakdown is approximately as follows:

94.6%	of Thais are Buddhist
4.6%	of Thais are Muslim
0.8%	of Thais are Christian

## GOVERNMENT

Thailand is a constitutional monarchy, not dissimilar to the United Kingdom, whereby an elected Prime Minister is authorized to be the head of government and a hereditary Thai King is head of state. The constitution of Thailand allows for the people of Thailand to democratically elect their leaders in



the form of a parliament, with a bicameral legislature consisting of a Senate and House of Representatives, and executive authority in the hands of the Prime Minister. A Judiciary, overseen by the Supreme Court, was designed to act independently of the executive and the legislature.

New York, USA  
Los Angeles, USA  
Vancouver, Canada

8,651.33 m. / 13,922.59 km  
8,260.17 m. / 13,293.1 km  
7,331.48 m. / 11,798.55 km

## HOLIDAYS

1 Jan:	New Year's Day
Jan:	Chinese New Year (date varies)
Feb-Mar:	Makha Bucha Day: Buddhist holi day on full moon of fourth lunar month
6 Apr:	Chakri Memorial Day: Honouring the dynasty of the reigning royal family
13-15 April:	Songran, Thai New Year celebration
May:	Royal Ploughing Ceremony: To honour farming season - date determined by royal astrologer
May:	Visakha Bucha: Buddhist holiday on full moon of the 6th lunar month
1 May:	Labour Day
5 May:	Coronation Day: Commemorating the coronation of present King of Thailand
July:	Asanha Bucha Day: Buddhist Holiday on full moon of 8th lunar month
Vassa:	beginning of Buddhist lent on first waning moon of 8th lunar month
12 Aug:	Queen's Birthday - Mothers Day
23 Oct:	Chulalongkorn Day: Honouring a former King of Thailand
Nov:	Loy Kratong (date varies)
5 Dec:	King's Birthday - Father's Day
10 Dec:	Constitution Day: Celebrating the Kingdom's first constitution
31 Dec:	New Year's Eve

## ECONOMY

The economy of Thailand is largely reliant on exports which account for around 60% of the country's approximately US\$ 200 billion GDP. Thailand's economy is currently the second largest in the whole of Southeast Asia. It's exports consist primarily of agricultural products including fish and rice, of which it is the largest exporter in the world, as well as textiles, rubber, automobiles, jewellery, computers and other electronic appliances. Whilst recognised as one of the premier tourist destinations in the world, it may surprise you that Thailand's tourism accounts for only about 7% of its GDP.

## DISTANCES (TO BANGKOK)

Sydney, Australia	4,679.57 miles / 7,530.84 km
Tokyo, Japan	2,860.65 m. / 4,603.65 km
Beijing, China	2,294.22 m. / 3,692.08 km
Hong Kong	1,071.22 m. / 1,723.91 km
New Delhi, India	1,811.73 m. / 2,915.63 km
Dubai, UAE	3,034.04 m. / 4,882.68 km
Rome, Italy	4,882.68 m. / 8,825.12 km
Madrid, Spain	6,322.51 m. / 10,174.82 km
Paris, France	5,865.21 m. / 9,438.89 km
Berlin, Germany	5,343.29 m. / 8,598.95 km
Stockholm, Sweden	5,135.00 m. / 8,263.76 km
London, UK	5,919.32 m. / 9,525.96 km
Moscow, Russia	4,387.52 m. / 7,060.83 km

## BANKING

Thai bank hours are generally Monday through Friday, 9:30 am to 3:30 pm, though certain banks have shorter Saturday hours and currency exchange booths are open considerably longer hours in Bangkok and other tourist destinations.

## POST OFFICE

The Thailand postal service is efficient and reliable with branches in most major towns throughout the Kingdom. Post offices are open Mon - Fri 8am - 4.30pm and Sat - Sun 9am - 1pm. The Central GPO in Bangkok, located on New Road, is open until 6pm Mon - Fri and Sat - Sun 9am - 1pm.

All Thai post offices are closed on public holidays, though most major hotels can arrange to mail letters and parcels on your behalf.

In addition to domestic and international mail services, both land and air, standard and registered, the Thailand postal service also provides a telegram service.

## TIME

Thailand Standard time is GMT +7 hours. Thailand does not observe daylight saving time changes as in many other countries.

## WEIGHTS & MEASURES

Thailand uses the metric system for all weights and measurements with the exception of area which is measured in talang wah and rai. There are 400 talang wah in one rai which is 1600 m2.

## ELECTRICITY

Electrical outlets in Thailand are charged to 220v at 50 cycles per second, which is compatible with appliances from the U.K. but not those from the US and many other nations. While most computer cables have adaptors for voltage, visitors from the U.S. and those not on the 220/50 v. will have to bring adapters to run most other appliances. Outlets in Thailand generally feature flat, two pronged plugs, though some feature holes for round plug ends. Few outlets feature three holes (grounded outlets) so it is often necessary to have a three to two prong adapter for using notebook computers in Thailand.

## TELEPHONE

The Thai phone system is both modern and widespread, with comprehensive coverage for cell phones and reliable pay phones found throughout the Kingdom. Purchasing a second-hand Thai phone is inexpensive and convenient, and calling from Thailand on a public phone is easy with a phone card available at most convenience stores.

Emergency numbers are often three or four digit numbers, including Tourist Police, which is 1155.



# Buying Property in Thailand

**B**uying property in Thailand is, in many respects, easier than in many other countries. Land Offices are efficient and the documentation required for ownership transfer is relatively simple to prepare. Although it can take up to thirty days or more to complete a purchase (depending on the particular circumstances), most are completed much more quickly.

While Thai law does not permit foreigners the right to freehold land ownership, they do have the right to own buildings and condominium units. If a foreigner wishes to purchase land in Thailand in order to build a property or to purchase an existing (non-condominium) property, two options are available: Form a limited company with majority Thai ownership; or, secure a long-term lease (usually for thirty-years and renewable) for the land on which the property is situated or to be built.

Restrictions on property ownership do not apply to condominium units, which can be bought freehold in a foreigner's own name. In fact, foreigners may buy as many condominium units as they like. The only rule is that in any particular condominium development, Thai nationals must own at least 51% of the units, while foreigners may own the remaining 49%. Resale and transfer of the unit should also not prove problematic, as the property would be owned on a freehold basis. A condominium unit owned by a foreigner may be sold to another foreigner or to a Thai national. Should a foreigner wish to purchase a condominium unit in a development in which the foreign ownership quota has been reached, the Thai limited company or long-term lease options are also available.

It is important to remember that if a foreigner is not working in Thailand, they will need to prove that the money for the purchase of the condominium has come from outside of Thailand by way of a foreign currency transfer receipt and/or a letter from their bank. (This is a relatively new requirement, intended to prevent money laundering.) The money used to buy the condominium should be remitted from abroad in foreign currency to a bank in Thailand, (in the name of the person that will be registered on the title deed), with the annotation "to purchase a condominium". The prospective buyer should also obtain a "Tor Tor Sam" from the bank where the transferred money arrives. This will allow for the repatriation of the funds by the initial buyer, if or when the condominium is sold.

Once a suitable property has been chosen, a viewing can take place. The initial viewing should give the prospective buyer a good indication of the condition of the property and its fittings, fixtures and furnishings. Keep in mind that nearly all resale properties in Thailand are sold together with their contents, i.e. appliances, furniture, crockery, etc. with the

exception of personal items such as clothing, computers, specified art work, and such like.

In the case of a new property which is still to be completed, or in some cases, still to be started, it is important to look closely at the track record of the developer so that you are confident that your property will be built on time and to the indicated specification. A+ only deals with reputable developers who have met our stringent due diligence on build quality, financial stability etc.

Once both parties have agreed on a price, a lawyer can be engaged if necessary. Some real estate agents offer to take over the preparation of contracts and other paperwork themselves as this process is relatively straight forward, but in more complicated situations, it is usually a good idea to hire your own lawyer so that your interests are represented and managed independently. A+ is happy to recommend a lawyer to you or you can select your own, of course.

A contract is then drawn up confirming the relevant details including all payment amounts and dates and this is then signed by buyer and seller or their representative. The contract will also stipulate on which date the property transfer is expected to take place and when the final balance will be payable. In the case of purchasing a new property, it is customary that the payments will be paid in stages over several months or even years, especially if the property is still under construction. Payment terms can vary dramatically from one developer to another and they also take into account whether the property is in Thai name or foreign name. (A+ regularly obtains more favourable terms for our clients as we know when there is room for negotiation on the standard terms offered.)

When the transfer is ready to proceed, both parties or their representatives will go to the Land Office to arrange for the documents to be updated with the new owner's details. Transfer of the remaining balance of the purchase price usually takes place at the same time, with a receipt being issued to verify that the sale has been effected. The entire process is normally completed in a matter of hours although the Chanote (Title Deed) usually follows after a few days or sometimes weeks.

Also of interest is a recently instituted property investment visa opportunity. Through this programme, foreigners who invest 10 million baht in a condominium unit and who meet various legal requirements, can be granted a one-year investor visa. This visa can be renewed annually subject to the investment and other legal requirements continuing to be met.

For further information on the above, please contact A+ or a suitably qualified legal practitioner.



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## ORIENTATION (OR DISORIENTATION!)

IF SOUTH IS CENTRAL AND CENTRAL IS NORTH, WHERE THE HECK AM I?!

Pattaya's sub-district names sometimes cause confusion, usually when the official Pattaya Bay area titles (North Pattaya, Central Pattaya and South Pattaya) are misunderstood. These names don't relate to Pattaya as a whole, instead they refer to the sections of Pattaya Beach to which each sub-district is aligned.

Pattaya's downtown area is remarkably easy to get around. Running from north to south, a few hundred meters apart are Beach Road (Thanon Hat Pattaya, sometimes also referred to as First Road), which borders the main beach (Hat Pattaya), Pattaya Second Road and Pattaya Third Road (with the smaller but busy Soi Buakhao in between), and the main Sukhumvit Road coastal highway.

Three major east-west aligned roads connect Pattaya's north-south arteries. These are: North Pattaya Road (Thanon Pattaya Nua), Central Pattaya Road (Thanon Pattaya Klang) and South Pattaya Road (Thanon Pattaya Tai). North Pattaya Road is a dual carriageway and carries the highest volume of traffic to and from Sukhumvit Road.

Also connecting Beach Road and Second Road are a large number of smaller streets or "sois". The main sois are num-

bered from 1 to 16, from north to south. Sois 1-6 are between North Pattaya Road and Central Pattaya Road; sois 7-13 are between Central Pattaya Road and South Pattaya Road and sois 14-16 are south of South Pattaya Road. Most of these east-west sois are (in theory at least!) one-way. Beach Road, Second Road, and North Pattaya Road plus Naklua Road to the north, all meet at the Dolphin Roundabout landmark.

At the southern end of Walking Street is the New Pier, usually called Bali Hai Pier (sometimes "Pattaya Pier" or "South Pier"). The Old Pier, close to the junction of Beach Road and South Pattaya Road, is still shown on many maps but was dismantled and removed at the beginning of 2006.

Pattaya's coastal side is divided longitudinally into six contiguous sub-districts. Each one is named after the section of beach or headland at its seaboard. In the middle are the three Pattaya Bay sub-districts, which share the main baht bus route (so most places are within 5 minutes/10 baht of most other places, at any hour) and have much else in common, and hence in combination make up the main downtown zone:





- North Pattaya (PattayaNua) - not the northern-most part of Pattaya (as Naklua lies further north), but the section of Pattaya adjacent to the northern end of Pattaya Beach and extending inland to both the north and south of North Pattaya Road. Does not include Naklua.
- Central Pattaya (PattayaKlang) - not the dead center of Pattaya, but the section of Pattaya adjacent to the middle of Pattaya Beach and extending inland to both the north and south of Central Pattaya Road.
- South Pattaya (Pattaya Tai) - not the southern-most part of Pattaya (as the Buddha Hill headland, and then Jomtien, lie further south), but the section of Pattaya adjacent to the southern end of Pattaya Beach and extending inland to both the north and south of South Pattaya Road.

Flanking the Pattaya Beach sub-districts are:

- Naklua - immediately north of North Pattaya, and with quick and inexpensive transport to and from the rest of Pattaya, Naklua has become a popular tourism location with neighbouring Wongamat experiencing rapid growth

as a residential area. It's the smallest and least significant sub-district, the main attractions being the beaches and the Sanctuary of Truth.

- Buddha Hill (Pratumnak) - named after the Buddha Hill landmark and sandwiched between South Pattaya (to the north) and Jomtien (to the south); to the east, South Pattaya and Jomtien meet directly.
- Jomtien - immediately south of Buddha Hill and stretching for approximately six kilometers, this area is home to some of the best and most popular beaches in Pattaya, including the predominately gay Dongtan Beach. The area abounds with a wide range of condominiums, hotels and restaurants

In practice, exactly where each sub-district ends and the next begins is a very grey area, as none of the boundaries lie along major roads and none of the many readily available tourist maps attempt to define boundaries at this level. Nevertheless they do provide a handy rough guide to approximate latitude.



# Getting Around Pattaya



## LOCAL TRANSPORT

### Songthaew or Baht Buses

A massive fleet of dark blue-coloured pickup trucks converted into buses undertakes most public local transport. In Thai, these vehicles are called songthaew, but most people simply refer to them as baht buses. Service can be obtained by waving at the driver to stop along a designated route or by boarding a songthaew waiting at one of the many stands. Payment is made to the driver when getting off the bus and you simply press the bell to inform the driver when you wish to do so.



The fare is 10 baht for trips within (and between) Pattaya and Jomtien, for both locals and foreigners. Having the correct change is not essential, but does keep the potential hassle factor to a minimum. In the past, and even today, some drivers will shortchange you on a 20 baht note if you don't seem like you know what you're doing, but most will return 10 baht in change. Avoid asking for a destination when using songthaew, as many drivers will take that as an opportunity to charge a fare of 100 baht or more. If you know your destination and how to get there, just ride the songthaew without asking for a destination. That way you will just pay 10 baht per person no matter how far you go.

Flat fares only apply when the songthaew operates as a public bus. Beware of the driver of an otherwise empty songthaew, especially one that's parked at the roadside, who might presume that you want to charter a taxi, in which case expect a much higher fare of 100 baht or more, depending on your negotiating skills. Taxis in Pattaya rarely use the meters at all, and unless you can speak Thai, they start at 150 baht and up. Don't be afraid to haggle if you think that they are charging too much.

The busiest songthaew route is the beach circuit which runs from the junction of Second Road and South Pattaya Road, north along Second Road to the Dolphin Circle roundabout then south along the full length of Beach Road and briefly



east along South Pattaya Road to complete the loop. Frequency is virtually non-stop and average waiting time is literally no more than a minute or two during daytime hours and not much longer through the night.

The routes sometimes vary. For example, with a left turn from Beach Road or Second Road into Central Pattaya Road; or no left turn at the Dolphin Circle roundabout where Second Road, Beach Road and North Pattaya Road meet and going straight on to Naklua. The only way to know the route for sure is to ask (but don't let the driver mistake your asking as a charter request). Sometimes the driver will just decide to turn down a random soi for no apparent reason, or because he's just been hired as a taxi, but you'll still be expected to pay your 10 baht if you've ridden for more than a few hundred metres – however, surprises such as these are usually few and far between.

It's also easy to catch songthaews along South Pattaya Road, Central Pattaya Road, and North Pattaya Road. There's often one waiting at the main junctions from where they depart at regular intervals. For Jomtien, they wait at the beginning of Pratumnak Road (the continuation of Second Road, from the South Pattaya Road crossroads), and charge 10 baht.

For Naklua, take the baht bus up Second Road to the Dolphin Roundabout (10 baht). If the songthaew turns left or right at the roundabout (i.e., it's not one of the few that continue straight on to Naklua), disembark immediately and cross to the north side of the roundabout, and either walk or take a north-bound songthaew (10 baht) from there.

White-colored songthaews run along Sukhumvit Road, going as far as Sriracha and Sattahip (20 baht) and red-colored ones run east to west on a variety of roads (e.g., Siam Country Club Road), although the frequency of the latter is somewhat unpredictable.

## TAXIS

You will regularly find taxis (both minivans and cars) that appear to be metered taxis cruising major streets or waiting for fares at hotels, supermarkets, shopping malls and other popular locations. However, metered taxi service is not generally available in Pattaya. Should you wish to utilize the services of

It's also easy to catch songthaews along South Pattaya Road, Central Pattaya Road, and North Pattaya Road. There's often one waiting at the main junctions from where they depart at regular intervals.

such a taxi, the fare should be negotiated and agreed in advance. A large number of metered taxis found in Pattaya are actually Bangkok taxis looking for a fare to return to Bangkok after delivering a passenger to Pattaya. In such a situation, the driver is often more negotiable and the fare usually ranges from THB 800 to 1,500 but make sure that the fare is agreed in advance of the journey.

There are some private companies that offer taxi service in Pattaya and the surrounding region. These can be booked in advance by telephone. These companies also usually offer transfer service to/from Suvarnabhumi Airport and Pattaya.

## MOTORCYCLE TAXIS

As is the case throughout virtually all of Asia, motorcycles (motosai in Thai) are the most common form of transport overall, the most popular type being the 100 - 125cc step-through models. These are very widely used as taxis and have become one of the quickest ways to get around Pattaya.

A motosai taxi will be less expensive than a songthaew charter, but arguably less safe. If you find yourself being driven erratically, just tell the driver "Cha Cha" which means slow down. Roadside motosai taxi stands are scattered throughout town, and waiting drivers usually clap their hands or sometimes call out to attract the attention of potential passengers. Alternatively, just flag down the next available one that cruises by, as their colored vests easily identify the drivers. Some will carry two (or more!) passengers - although this is illegal.

Foreigners can expect to pay between 30 to 50 baht for trips around the inner parts of town and between 60 to 80 baht for longer trips. Negotiate the fare with the driver before using their service, otherwise you may be charged more than you expect. If your trip involves any amount of waiting time for the driver (such as a supermarket run), a tip of 10 to 20 baht on top of the agreed fare is customary.







## PATTAYA TO BANGKOK

One of the fastest and most inexpensive ways of travelling between Pattaya and Bangkok is to utilize the airport bus and the BTS (or Sky Train). The airport bus departs Jomtien from the Food Mart shopping plaza at the junction of Thappraya Road and Thepprasit Road every hour from 07.00 to 21.00, and provides a direct, non-stop service to the 4th floor Departures Lounge of Suvarnabhumi Airport. It is best to purchase a ticket a day in advance to ensure departure at the desired time. The current fare (July 2013) is 134 baht and the trip takes approximately 90 minutes depending on traffic conditions.

If your destination is the airport, your journey is done. If, however, you wish to go on to Bangkok, take an escalator or elevator to Level B to catch the monorail into Bangkok. Trains depart frequently and the fare is 45 baht to the Phaya Thai BTS station and the journey takes approximately 45 minutes. Once at the Phaya Thai BTS station, transfer is available to both the main BTS lines (Silom and Sukhumvit) that serve Bangkok and the Bangkok MRT (subway) system. Local BTS and MRT fares apply from the Phaya Thai BTS station and daily or monthly passes can be used for travel from this point on.

The return trip to Pattaya is accomplished exactly in reverse, the only difference being that one finds the Pattaya bus on Level 1 at the airport. Buses to Pattaya depart every hour and a ticket must be purchased in advance of departure. The one drawback is that depending on the volume of passengers, one may have to wait for a later

bus. However, there is a very good (and inexpensive) Thai food court right near the bus counter and the airport is also full of other eateries on higher levels. The airport is a prime place for people watching, so between that and getting a bite to eat, waiting time passes quickly.

One can also catch a commuter bus from the Pattaya bus station located on North Pattaya Road. The fare is 113 baht and buses leave very frequently (usually every twenty minutes). The trip takes approximately two hours, depending on traffic, and the bus will often stop (very briefly) at a number of locations on the outskirts of Bangkok to let passengers off. This bus terminates at Bangkok's Eastern Bus Terminal, located at the intersection of Ekkamai and Sukhumvit Roads. From this point, taxis are readily available. Alternatively, one can board the Sky Train at the Ekkamai BTS station, which is located right nearby.

Private taxi service to/from Bangkok can be arranged by booking a car in advance or by hiring one of the many taxi services waiting all around town. Fares range from 1,000 to 1,500 baht, depending on one's final destination (e.g., going to Suvarnabhumi Airport is less expensive than going into Bangkok proper). It may also be possible to engage the services of a Bangkok metered taxi, seeking a return fare to Bangkok after dropping a passenger in Pattaya. Since the driver is returning to Bangkok with or without a passenger, it may be possible to negotiate a lower fare of around 800 baht.



# THE SLATTERY COLLECTION

A+ are pleased to offer a range of properties, mainly in the Pratumnak and Jomtien areas, via our long-term associate, John Slattery. Originally from Scotland, John has lived in Pattaya for more than 12 years where he has built a substantial business as well as a first class reputation in the local property market

John specializes in buying older properties in need of a little upgrading and then creating a virtually "as new" unit at very attractive prices. He also offers an "Easy Payment Plan" where he tells buyers, "Tell me the figures that work for you and I'll see if I can do it!".

John also has an extensive portfolio of properties for short and long-term rental and is therefore prepared to offer excellent rental guarantees to his buyers. This is usually in the region of 7% a year and he takes care of the utility bills on top of this.

**Here is a small selection of some of John's units which can be viewed via A+:**



1.55 MB

Ref: CS0738

## VIEW TALAY 1B

View Talay 1 enjoys an excellent location on the border between Pattaya and Jomtien with the convenience of being on the baht bus route. This 7th floor, 32 sqm studio condo has been recently refurbished to the highest European standards and features modern quality furniture, a Euro style kitchen and a fully fitted luxury bathroom with separate shower stall.



2.65 MB

Ref: CS0739

## VIEW TALAY 1A

The View Talay condominiums are recognized for their integrity of construction, excellent maintenance and 24/7 security. This 4th floor 64 sqm 1 bedroom condo has 2 complete luxury bathrooms with stylish fixtures plus tinted shower stalls. In addition, the furniture, kitchen and fittings have been modernized to reflect the highest degree of European standards.



2.40 MB

Ref: CS0741

## JOMTIEN BEACH CONDO

The Jomtien Beach Condominiums are a landmark project close to Jomtien Beach and an easy drive to Pattaya, just minutes away. This 12th floor 50 sqm 1 bedroom condo has been recently refurbished to European standards and has new furniture, fixtures and fittings. Noteworthy is a new front loading washing machine installed in the kitchen.



1.40 MB

Ref: CS0742

## JOMTIEN BEACH CONDO

The Jomtien Beach Condominiums offers probably the best value residence in Jomtien; it is close to the beach, has easy access to transportation and is only minutes away from Pattaya. This 10th floor 30 sqm studio has been recently refurbished to European standards and features new furniture, kitchen and a luxury bathroom.



1.55 MB

Ref: CS0743

## BAAN SUAN LALANA

Baan Suan Lalana is an incredible property off Soi Chaiyapruk. There are multiple swimming pools and manicured gardens all around the property. This lovely 1st floor 42 sqm studio has been totally refurbished to the highest standards with color coordinated furnishings, a modern kitchen and stylish bathroom with a tinted shower stall.



1.95 MB

Ref: CS0744

## ANGKET

The Angket condominiums are just off Soi Watboon in Jomtien. It is a picturesque structure that is well maintained, has lovely amenities and excellent 24/7 security. This stylish 5th floor 47 sqm corner unit has been totally refurbished to European standards and includes color coordinated furniture, a luxury bathroom and a very efficient kitchen.





# The Beaches

## PATTAYA

For those seeking sun, sea and sand, or sanooktalay as the Thais call it, Pattaya just cannot be beat.

The three-kilometer long Pattaya Beach runs along the city centre fronting Beach Road, and is full of life with hotels, restaurants and shopping malls facing the beach. Due to its central location and proximity to several hotels and condo buildings, and because it's a relatively narrow strip of sand, this area can get crowded especially at high tide. The one-kilometer long, Wong Phrachan Beach, situated on the northern part of Pattaya Beach is a favorite among swimmers.

At the southern end of Pattaya Beach Road, you will find the famous "Walking Street" which comes alive with music, restaurants and all sorts of bars and entertainment as the night sets in. People throng Walking Street to experience the nightlife which is unique in all respects, and there are hundreds of beer bars, go-go bars, and discotheques along this 800m stretch and adjoining sois. Muay Thai, (or Thai kick boxing) matches are held in open arenas in some of the beer bars and are exciting to the hilt. Walking Street is also one of the prime areas to engage in the pastime of people watching and is a place where one can truly "watch the world go by."

## JOMTIEN

Approximately two kilometers south of Pattaya Beach, separated from the main Pattaya Bay by Buddha Hill, is Jomtien Beach, a long straight six-kilometer stretch of sandy coastline that is a lot less crowded and chaotic than Pattaya Beach. Jomtien Beach is more popular among family vacationers and is known for its water sports (jet skis, para sailing, scuba diving) and for several annual sponsored sports events and festivals, attracting visitors from around the world. Jomtien Beach is also popular for its amusement park and tower (Pattaya Park), which keeps children of all ages contently entertained. A 250 meter section of Jomtien Beach, also known as Dongtan Beach, is Pattaya's only gay beach.

Jomtien Beach boasts acres of sand, jam-packed with recliners and umbrellas (usually with an "in-house" supply of drinks and food), serviced by an army of laid-back but tenacious hawkers offering anything and everything from food (especially seafood, fruit, ice cream) to massage, manicure/pedicure, tattoos, lottery tickets, newspapers, herbs, flowers, gems, perfumes, sunglasses, CDs, watches, lighters, clothes, toys, souvenirs, handicrafts (it's a bit like TV shopping - as soon as you've declined one offer, it's time to consider another) and so on.







New hotels, resorts, condominiums, shops and restaurants are rising fast, but they are more spread out and, for now at least, haven't plundered Jomtien Beach's quiet, down-to-earth charm. Because it is much more peaceful and laid-back than Pattaya Beach, you will usually find more Thais here. Native holidaymakers from Bangkok and beyond come to enjoy cool sea breezes and cheap seafood under the shade of large parasols and the pine trees which fringe the sand.

### COSY BEACH/PRATUMNAK

Nestled on the headland that separates Pattaya Bay from Jomtien, are several smaller beaches that are very popular with locals and foreign tourists alike. These beaches do not offer the same facilities as Jomtien or Pattaya Beach, and in many areas beachgoers need to bring their own mats, chairs and umbrellas. For a more tranquil setting, this could be the ideal retreat if you don't like your beach too crowded and noisy. However, you will find an excellent selection of bars and restaurants just a few minutes walk away if you need some refreshment after some hard sun-bathing!



### WONGAMAT/NAKLUA

Naklua Bay is immediately north of Pattaya Bay, with Rachavate Cape separating the two. Naklua Beach, to the far north, is the main strip, with the smaller Crescent Moon Beach and then Palm Beach further south. Beyond them is Wongamat Beach, which occupies the northern end of Pattaya Bay, but is accessed from Naklua. These northern beaches are generally cleaner and more suitable for quiet relaxation than some of their near neighbours yet still enjoy the convenience of some excellent beach bars and restaurants close by.

### BANG SARAY AREA

There are a host of other beaches within a short driving distance of Pattaya, such as Baan Amphur, Bang Saray, the Naval beaches of Sattahip, and the beaches of the university town of Bang Saen. These are all popular with locals and you will have a very different experience visiting one of them. They vary considerably so explore them all and choose your favourite.

### THE ISLANDS

For a more secluded beach experience, visit one of Pattaya's beautiful and easily reachable offshore islands. The "Near Islands" include Koh Lam ("Coral Island"), Koh Sak and Koh Krok, all located approximately seven kilometers from the western shores of Pattaya.

The "Far Islands" include Koh Phai (main island), Koh Man Wichai, Koh Hu Chang and Koh Klung, which are all located further to the west of the "Near Islands." Many of Pattaya's offshore islands are accessible by speedboat in less than 15 minutes or by public ferry in approximately 45 minutes. Most of the islands have public beaches and restaurants, many also have hotels and all are popular with scuba diving, snorkeling and angling enthusiasts.



# VISA INFORMATION



## Visa upon Arrival

The citizens of the following countries are granted a visa upon arrival by air, which allows the individual the right to remain in the Kingdom for up to 30 days, and no more. It is not really a visa but a stamp in your passport granting you permission to stay for up to 30 days.

Australia	Austria	Bahrain	Belgium
Brazil	Brunei Darussalam		
Canada	Czech Republic	Denmark	Finland
France	Germany		
Greece	Hong Kong	Hungary	Iceland
Indonesia	Ireland		
Israel	Italy	Japan	South
Korea	Kuwait	Luxembourg	
Liechtenstein	Malaysia	Monaco	Nether-
lands	New Zealand	Norway	
Oman	Peru	Philippines	
Portugal	Poland	Qatar	
Singapore	Slovak	Slovenia	Spain
South Africa	Sweden		
Switzerland	Turkey	United Kingdom	
United Arab Emirates		Vietnam	
United States of America			

To stay in the Kingdom after your 30 days are up, you need to change your visa status which will allow you to stay for up to one year; these are called NON-IMMIGRANT VISAS of which

there are about 10. The most popular types of Non-Immigrant Visas are;

### Non-Immigrant O Visa

The "O" stands for other. This is the visa to apply for if you are retiring in Thailand or wish to get a one year visa based on being married to a Thai national.

The Immigration Visa lasts for one year and the two requirements are:

1. Be at least 50 years of age
2. Have 800,000 baht
  - This can be 800,000 baht in cash, or
  - 800,000 baht or more a year in provable income which is attested to by your respective embassy, or
  - Have a combination of verified income and cash in the bank which equals 800,000 baht or more.

The fee for this service is 1,900 baht to change from a Tourist Visa to the Non-Immigrant O Visa and another 1,900 baht to obtain the Non-Immigrant O Visa. After this the fee for subsequent visa renewals is also 1,900 baht.

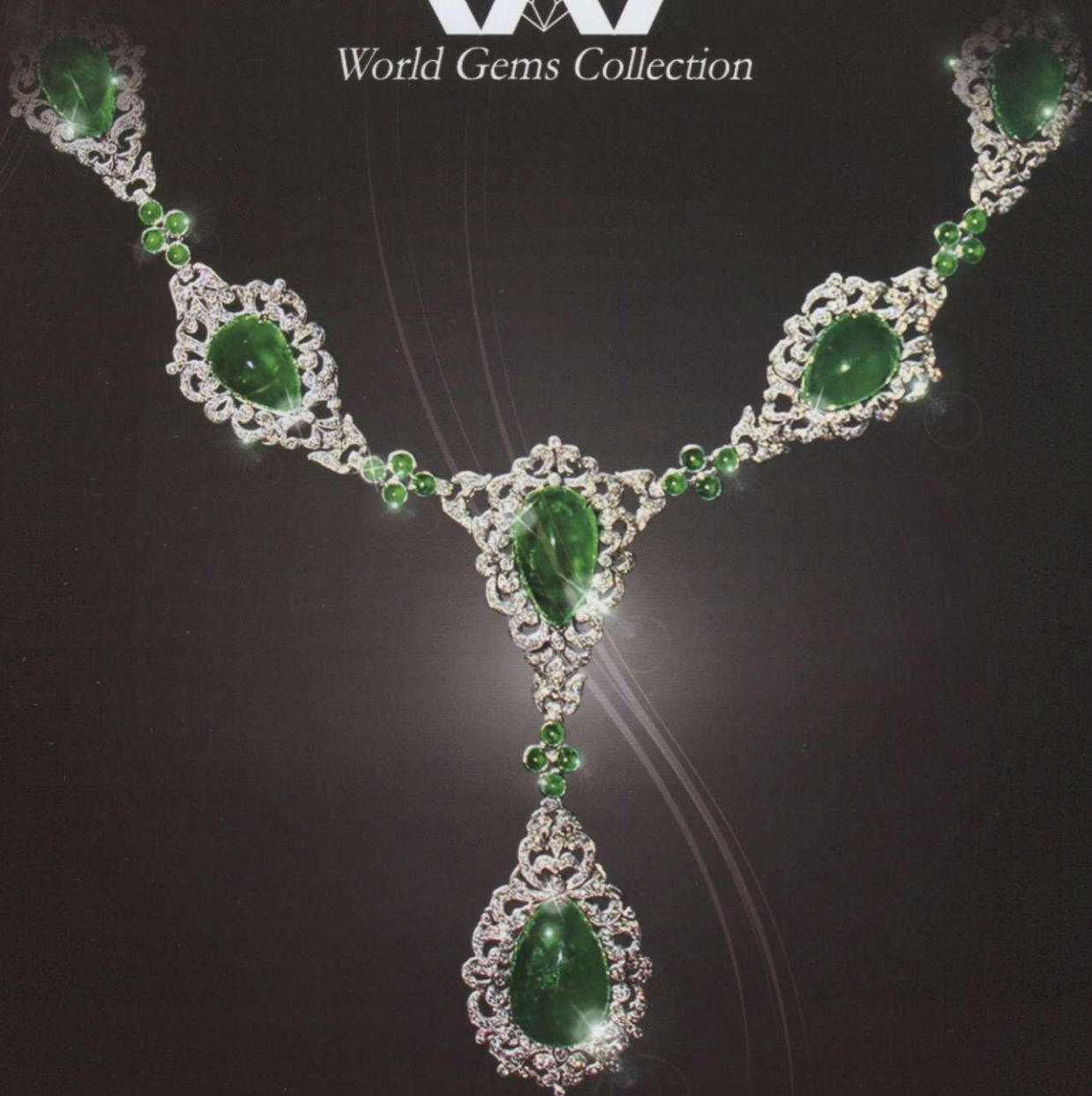
### The Marriage Visa

If you are applying for an O Visa on the basis of being married to a Thai national you will need the original marriage





World Gems Collection



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Naklua, Banglamung, Chonburi Thailand 20150  
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[www.worldgemscollection.co.th](http://www.worldgemscollection.co.th)





certificate, your spouse's ID card, your spouses house registration papers (if any), pictures of the wedding ceremony, pictures of a Buddhist wedding ceremony IN THAILAND and pictures of the house and or condo you are or will be living in. Make sure you take pictures of every room in the house including the bedroom AND BE SURE TO INCLUDE A PICTURE OF THE BED! You must also make sure that you and your spouse are in each and every picture. Basically, make it clear that your relationship is a genuine one and not a sham to obtain the visa.

### Financial Requirement

You will need at least 400,000 baht as follows;

1. 400,000 baht in a Thai bank, or
2. At least 40,000 baht per month of provable income, or
3. A combination of 1 and 2

### Non-Immigrant B Visa

B stands for Business. This is the visa for the purpose of conducting business in Thailand. With this visa you may establish a business in Thailand, but it does not give you the right to work in Thailand; once you have the Non-Immigrant B Visa you can then apply for a Work Permit, which allows you to work in your own business or to work for some other entity.

Applicants for Non-Immigrant B Visa to Thailand must demonstrate that they are neither a public nor a security threat to the Thai government. Further, the applicants must be physically present in the country where they lodge their visa application. The general requirements for this type of visa are as follows:

1. A passport with at least six-month validity from the date of your intended arrival in Thailand
2. An invitation or confirmation letter to clarify the purpose of travel issued by the concerned organization.
3. Embassy Fee
4. Additional supporting document requested by the Royal Thai Embassy or consulate

### 5. Proof of financial funds and travel itinerary

The Non-Immigrant B Visa, which is good for three years but needs to be renewed annually, allows for multiple re-entries and the fee is 10,000 baht.

For this visa you should seek expert advice as there are many hurdles to jump and every "i" must be dotted and each "t" must be crossed.

### 90 Day Reporting

Any foreigner that stays in the Kingdom of Thailand longer than 90 days needs to notify immigration of this, and needs to report this for each 90 day period.

If a foreigner leaves Thailand during the 90 day period, then the day count will restart from one upon re-entering Thailand. Make sure you have your re-entry permit before leaving Thailand if required. There is no fee for this service.

Put simply, irrespective of the visa you hold, if you reside in the Kingdom for 90 days without leaving, you are required to "report in" at your local Thai immigration office. This requirement has nothing to do with your visa, and in all probability, you will be making five trips a year to Immigration; four 90 day reporting and once for your annual visa renewal.

### Some Common Sense

If you show up at an Immigration Office inebriated, unkempt in appearance, having body odor or wearing a "wife beater" tee shirt; do not expect to be treated well by Immigration Officials.

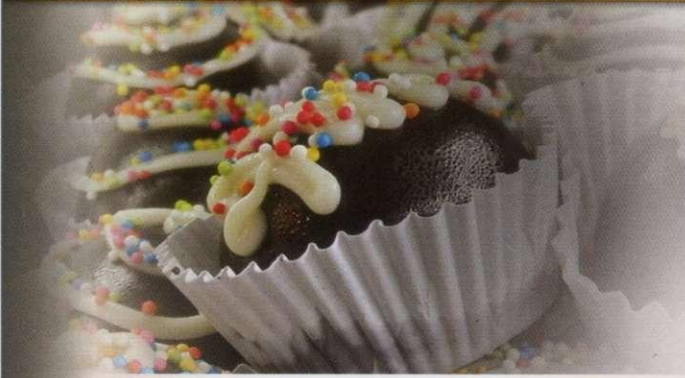
### It's common sense!

(Please Note - as with all countries, rules and regulations may change with or without notice. The information above is correct at the time this magazine was published).





# The Continental Bakery & Restaurant



The Continental Bakery started business over 11 years ago in 1999 in a small 1 unit shop in Jomtien, now well famous in Pattaya for its bread the business has expanded due to customer demand, with 4 Restaurants in Pattaya and another Restaurant and Bakery in Koh Samui. And still using the original Bakery shop in Jomtien to sell our fantastic produce.

TEL 081-557-0912 OFFICE 038-303-607

WWW.CONTINENTALBAKERYPATTAYA.COM

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# Feature on Heights Holdings



**H**eights Holdings is now recognised as one of the leading developers for luxury condominiums on the whole of Thailand's Eastern Seaboard. Their futuristic designs and attention to detail coupled with their excellent build quality, have given them the enviable reputation of arguably the Number One developer in the Pattaya area.

With many projects already completed, several more under construction plus a number of others due to start or still at

the planning stage, it's almost certain that Heights Holdings will have something to meet most buyers' requirements.

Perhaps one of the main reasons for their success is their attractive prices. Starting at around one million baht for most of their high quality, facility-packed projects, their condos are attracting many different types of buyer. A wide choice of locations from Wongamat to Pratumnak to Jomtien and a range of different style buildings from the boutique style Waterpark Residence to the holiday village of The Maldives, every project is meticulously planned to provide something a little special.

For the investor, there are many choices whether the priority is to achieve the maximum rental income when the building is finished or to sell on for a profit prior to completion, a good return is virtually guaranteed. Also, their attractive payment terms make it as easy as possible to "jump on the Heights Bandwagon" and join a rapidly growing number of satisfied buyers.

The cover photo shows the fantastic Maldives project (also known as Laguna Beach 3) which is located less than a kilometre from the beaches at Jomtien. This holiday village with more than 1800 units has to be seen to be appreciated. The centrepiece of the resort is a multi-level Maldives-themed lagoon pool adorned by numerous landscaped islands, boardwalks, relaxing pavilions and three sand beaches.

The Maldives includes its own commercial centre with shops, bars and a restaurant and there is also a fully equipped gymnasium and a massage and spa service. With more than 15,000 m2 of recreational area, the seven buildings which make up this "futuristic" resort are well spaced out which will ensure an ambience previously not experienced in Pattaya.

A+ are pleased to be working closely with Heights Holdings for all of their projects and look forward to providing you with an obligation-free guided tour in the near future.





**PARK ROYAL**  
Pratumnak



**PARK ROYAL**  
Pratumnak



**PARK ROYAL**  
Pratumnak



**PATTAYA HEIGHTS**



**laguna heights**  
LONG BEACH



**WONG AMAT TOWER**



**CLUB ROYAL**  
WONG AMAT  
THE ULTIMATE IN LUXURY LIVING



**The Peak Towers**



**Laguna-Bay**



**Laguna-Bay II**



**WATER PARK**



**VIEW**  
DISCOVER LUXURY



**LAGUNA**  
Beach Resort  
SOMTIEN



**LAGUNA**  
Beach Resort  
II



**LAGUNA**  
Beach Resort  
Maldives



## RESIDENCE C-VIEW DISCOVER LUXURY



C-View features 3 buildings, with C-View Boutique an intimate, boutique offering of 6 floors and 46 units. C-View Residence Buildings A and B comprise 8 floors and 200 apartments each. Standard apartment sizes vary from 25 sqm to 55 sqm, with ground-floor garden options available. Apartments in Buildings A and B are modular in design with the potential for creating larger 2 bedroom apartments by combining multiple units.

**From 1.549m Baht**

**Status:**

Expected Completion (C-View Boutique): December 2013

Expected Completion (C-View Residence): June 2015

## WATER PARK CONDOMINIUM PATTAYA



Comprising 210 apartments over 8 floors, the Waterpark condominium features an array of first class facilities and amenities. Residents will enjoy two rooftop pools - one for adults and another with slides for children. At the ground floor, a third, large ground-floor pool exists with landscaped islands, fountains and a relaxing pool bar. The rooftop features a relaxing botanical garden offering stunning ocean panoramas, as well as a fully-equipped rooftop gymnasium with Sauna facilities.

**From 1.49m Baht**

**Status:**

Expected Completion: December 2014

## CLUB ROYAL

WONG AMAT

THE ULTIMATE IN LUXURY LIVING



This distinctive low-rise condominium invites you to bask in the luxury of beachside living. With an outstanding array of luxurious amenities, Club Royal takes the Pattaya living experience to a whole new level of style and comfort. A four-building project set across 5 rai of land for genuine 'Club-style' living, Club Royal boasts a range of outstanding features including a 1,000 square meter tropical lagoon running horizontally through the entire project, with lush landscaping, boardwalks, waterslides and Jacuzzi caves. Residents are also guaranteed private keycard access to Wong Amat beach.

**From 1.49m Baht**

**Status:**

Completed (A): January 2012

Completed (B): October 2012

Expected Completion (C): July 2014

Expected Completion (D): December 2014



# Friendship Supermarket

South Pattaya Road

**Daily**  
**07.00 am. - 02.00 am.**

**Tel: 038-723-514**





# Rental Properties

The following pages contain a small cross-section of our many rental properties currently available at most of the popular locations. We are able to offer a wide range of properties to suit most budgets starting from less than 800 baht per night for short visits and 10,000 baht per month for long stays. We have condos (some beachfront), houses with or without private swimming pools plus a variety of basic to luxury hotels and guest-houses.

We have a professional team dedicated to finding you the ideal property and ensuring that you will be looked after for the duration of your stay. We are

able to advise on the best location for you if you do not know the area – just tell us what you like and what you don't and let us guide you.

Please look at our website at [www.apluthailand-rentals.com](http://www.apluthailand-rentals.com) and either call us on 038 36 25 25 or email us at [rentals@apluspattaya.com](mailto:rentals@apluspattaya.com) and take your first step to finding the right property.

Note: Accommodation for the High Season fills up quickly so we recommend that you book as early as possible once you are able to confirm specific dates.

## Pattaya



The Urban  
29,000 Baht / Month

51 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0401



The Avenue Residence  
15,000 Baht / Month

35 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0489



The Avenue Residence  
20,000 Baht / Month

45 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0491



Lpn North Pattaya  
9,500 Baht / Month

23 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0627



Nova Atrium  
23,000 Baht / Month

76 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0654



The Avenue Residence  
22,000 Baht / Month

44 Sq.m.  
1 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: CR0780



# Wongamat & Naklua



A.D  
14,000 Baht / Month

28 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0437



Nova Mirage  
16,000 Baht / Month

44 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

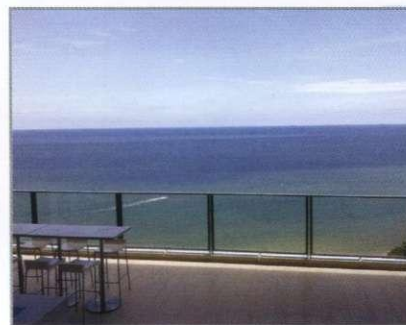
Ref ID: CR0440



A.D  
14,000 Baht / Month

28 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0442



Northpoint  
40,000 Baht / Month

65 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0611



North Point  
80,000 Baht / Month

105 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0801



Park Beach Condo  
65,000 Baht / Month

168 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: CR0658



Nova Mirage  
25,000 Baht / Month

86 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0677



Garden Cliff  
65,000 Baht / Month

124 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0683



The Sanctuary  
45,000 Baht / Month

94 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0685



Pattaya Heights  
30,000 Baht / Month

96.5 Sq.m.  
2 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: CR0757



# Jomtien



**The Residence**  
30,000 Baht / Month

80 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0433



**Paradise Park**  
15,000 Baht / Month

35 Sq.m.  
1 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0463



**View Talay 8**  
14,000 Baht / Month

48 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0492



**View Talay 7**  
24,000 Baht / Month

55 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0495



**Jomtien Thip**  
12,000 Baht / Month

28 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0528



**The Gallery**  
16,500 Baht / Month

33 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0598



**La Royale**  
49,000 Baht / Month

148 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0395



**Lpn Jomtien**  
24,000 Baht / Month

32 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0647



**View Talay 8**  
25,000 Baht / Month

55 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0664



**Jomtien Beach**  
12,000 Baht / Month

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0667



# Jomtien



Jomtien Beach  
12,000 Baht / Month

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0669



View Talay 1  
9,000 Baht / Month

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0676



View Talay 2B  
16,000 Baht / Month

46 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0688



View Talay 1  
10,000 Baht / Month

32 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0702



Paradise Park  
13,000 Baht / Month

35 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0706



Jomtien Complex  
100,000 Baht / Month

395 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: CR0713



The Park  
48,000 Baht / Month

180 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0729



Baan Suan Lalana  
12,000 Baht / Month

65 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0791



Musellana  
19,500 Baht / Month

45 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0790



La Royale Beach  
110,000 Baht / Month

268 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: CR0411



# Pratumnak hill



**Park Royal 3**  
35,000 Baht / Month

84 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0457



**Park Royal 3**  
18,000 Baht / Month

45 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0722



**The Cliff**  
21,000 Baht / Month

38.5 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0726



**Park Royal 3**  
16,000 Baht / Month

45 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0407



**The Cliff**  
27,000 Baht / Month

46.5 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0609



**Pattaya Heights**  
30,000 Baht / Month

96.5 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0757



**The Cliff**  
17,000 Baht / Month

38 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0793



**Diamond Suites**  
30,000 Baht / Month

62 Sq.m.  
1 Bedroom  
1 Bathroom  
Fully Furnished

Ref ID: CR0795



**Diamond Suites**  
20,000 Baht / Month

52 Sq.m.  
Studio  
1 Bathroom  
Fully Furnished

Ref ID: CR0796



**Park Royal 3**  
45,000 Baht / Month

100 Sq.m.  
3 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: CR0797



# Houses For Rent



**Luxury Home**  
140,000 Baht / Month

550 Sq.m.  
4 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HR0458



**View Point Village**  
85,000 Baht / Month

360 Sq.m.  
5 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HR0652



**Baan Balina 2**  
60,000 Baht / Month

700 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HR0803



**Nagawari Village**  
95,000 Baht / Month

392 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HR0596



**Palm Oasis**  
45,000 Baht / Month

200 Sq.m.  
2 Bedroom  
2 Bathroom  
Fully Furnished

Ref ID: HR0422



**Wongamat Exclusive House**  
45,000 Baht / Month

172 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HR0404



**Tudor Villa**  
85,000 Baht / Month

550 Sq.m.  
4 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HR0493



**Ban Amphur Luxury Villa**  
85,000 Baht / Month

2,000 Sq.m.  
3 Bedroom  
4 Bathroom  
Fully Furnished

Ref ID: HR0782



**Single House**  
80,000 Baht / Month

600 Sq.m.  
5 Bedroom  
5 Bathroom  
Fully Furnished

Ref ID: HR0679



**Whispering Palms**  
95,000 Baht / Month

1501 Sq.m.  
3 Bedroom  
3 Bathroom  
Fully Furnished

Ref ID: HR0408



# Почему стоит покупать вместе с A+ Property Thailand





# Для этого у нас есть 10 убедительных причин:

**Н**а сегодняшний день в Паттайе насчитывается более 200 компаний, работающих в сфере недвижимости. В связи с этим мы осознаем, насколько сложно сделать Вам, как покупателю, правильный выбор, с кем же работать.

Позвольте нам привести 10 весомых причин, почему работая с нами, вы принимаете мудрое решение.



1. Новая недвижимость. наша компания является прямым агентом и представителем большинства крупных застройщиков Паттайи, таким образом мы всегда располагаем достоверной информацией о проектах, которые только будут строиться или уже строятся. Кроме того, у нас есть специальные предложения от наших партнеров-инвесторов, по которым мы можем предложить Вам жилье по цене ниже, чем у застройщика, с выгодным графиком платежей.

2. Вторичное жилье. мы имеем огромную базу квартир и домов, которая обновляется ежедневно. Вашему вниманию предлагаются как недорогие квартиры от 500 000 бат, так и элитное жилье с видом на море. Мы уверены что сможем подобрать для каждого достойный вариант для жизни и отдыха.

3. Инвестирование. у нас есть интересные предложения для тех, кто хочет инвестировать в недвижимость: будь то одна маленькая квартира или целый комплекс из 50 квартир. Покупая жилье на начальном этапе, и с последующей продажей по завершению строительства, Вы можете выгодно продать или превратить её в постоянный доход, сдавая в аренду.

4. Гарантированная аренда. Если Вы покупаете недвижимость с целью последующей сдачи в аренду, агенство может взять её в управление, обеспечив Вас стабильным доходом. Ещё мы можем предложить гарантированный 8% годовой доход от стоимости вашей квартиры, на срок 12- 24 месяца с ежемесячной оплатой и переводом денег за аренду на ваш счет в банке.



5. Земля и бизнес. У нас есть большой выбор земельных участков под строительство частных домов, гостиниц, коттеджных поселков, фабрик и заводов.

6. Опыт. Мы выбрали профессиональную и опытную команду под руководством двух владельцев с 35 летним опытом работы на международном рынке недвижимости, из них 9 лет на рынке Паттайи. Сотрудники компании говорят на тайском, русском, шведском, немецком и английском языках. Наши специалисты занимаются постоянным мониторингом рынка недвижимости и помогают нашим клиентам подобрать оптимальную коммерческую недвижимость, квартиру, дом или земельный уча-



сток. А также проводят консультации по каждому аспекту покупки или владения недвижимостью.

7. Управление собственностью. Мы предлагаем нашим клиентам полный спектр услуг по управлению приобретённой недвижимостью, который включает в себя организацию оплаты счетов, техническое обслуживание, ремонт, перепланировку, приобретение мебели и подготовку жилья для проживания.

8. Право и бухгалтерия. У нас есть опытные юристы, которые могут Вас проконсультировать по всем юридическим вопросам и предоставить полный спектр бухгалтерских услуг для тех, кто решил открыть свой бизнес или держать собственность через тайскую компанию.

9. Нас легко найти. Вы можете встретиться с нами в любом из наших 4х офисов в Паттайе, у нашего стенда в Central Festival, а также в большом выставочном центре на улице Сукхумвит. (См. нашу страницу контактов на [www.apluthailandproperties.com](http://www.apluthailandproperties.com)).

10. Репутация. Наиболее важным фактором при выборе правильного риэлтора является его репутация. Было бы не совсем правильно перекладывать себя, но лучшее мнение - это объективный взгляд со стороны. По-Вашему желанию мы можем предоставить рекомендации наших клиентов или партнеров, которые сотрудничали с нами и знают нашу отличную



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\* Experienced Specialists Dentists

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\* Surgical Treatment, X-Ray



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# On a lighter note!

GO ON, HAVE A LAUGH!

As light relief away from the more serious topics of this magazine, we hope that you will enjoy some of the items and humour in this section and also take part in the quiz. There are three prizes to be won but every entrant will receive a voucher for generous discounts at a number of bars and restaurants (full details are on our website.)

Please email your answers to us no later than 31<sup>st</sup> October and the winners will be announced in our next issue in December. (Answers on page 104 - do you really think we are that stupid?!!)



## DRINKING

My doctor said to me recently, "I can't find anything wrong with you, it must be the drink." I said, "Don't worry, I'll come back tomorrow when you're sober."

I feel sorry for people who don't drink. When they wake up in the morning that's the best they're going to feel all day.

A guy goes into a bar on Soi 7 and orders twelve shots of whiskey promptly knocking them all back in about two minutes. The barman amazed at this asked him why he was drinking them so fast. "You'd drink them fast if you had what I've got," came the drunken reply. The barman hesitates in asking, "Why, what have you got?" "Fifty baht," said the drunk as he staggered towards the door.

I'm not under the alcohfluence of incahol that some thinkle peep I am.

A woman walks into a bar and orders a double entendre – so the barman gave her one!

The main difference between a drunk and an alcoholic is that a drunk doesn't have to attend all those meetings.

The drunker I sit here the longer I get.

I'd rather have a full bottle in front of me than a full frontal lobotomy.

You're not drunk if you can lie on the floor without holding on.

## MARRIAGE

The three stages of a marriage are tri-weekly, try weekly and try weakly.

My wife and I were blissfully happy for more than twenty years – then we met and got married.

When I met my Miss Right, I had no idea that her first name was Always.

If love is blind, then marriage is certainly an eye opener.

Marriage is like a three ring circus. First the engagement ring, then the wedding ring and, finally, the suffering.

First man – "My wife ran off with my best friend last week." Second man – "Was he younger and more handsome than you?" First man – "No idea, I've never met him!"

When a man holds a woman's hand before they are married, it's regarded as romantic. After they are married it's regarded as self-defence.

When a man steals your wife there is no greater revenge than letting him keep her.



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# SUDOKU

We will publish the solution in the next issue.

If you have not played before, the objective is to complete each nine digit square, each row and each column using the numbers one to nine. Each number must only be used once.

## SOME FINAL QUESTIONS

- Why isn't there mouse flavoured cat food?
- What did they award the man who invented the door knocker? The No-bell prize.
- Why is there an expiry date on sour cream?
- Where do they get the seeds to grow seedless oranges?
- What is a "free" gift? Aren't all gifts free?
- What happened to the first 6 "ups"?
- Why isn't phonetic spelled the way it sounds?
- Are "Exit" signs on the way out?
- Is it true that cannibals don't eat clowns because they taste funny?
- Do infants enjoy infancy as much as adults enjoy adultery?
- If a turtle doesn't have a shell, is he homeless or naked?
- What happens if you get scared half to death twice?
- If you try to fail and succeed, which have you done?
- Before they invented drawing boards, what did they go back to?

## QUIZ

1. In what year did Britain hand over Hong Kong to China?
2. A double Olympic gold medal winner in the 400m hurdles in 1976 and '84, which athlete won 122 consecutive races between 1977 and 1987?
3. Who directed the Academy Award-winning Cocoon, Apollo 13, and A Beautiful Mind?
4. Blenheim Palace is in which English county?
5. What links Mark Anthony, George Eastman, Hannibal, Ernest Hemmingway, and Adolf Hitler?
6. Which dancer choreographed and starred in the show Lord of the Dance?
7. Which island state is joined to Saudi Arabia by a causeway?
8. In medicine, what is the name of the hollow flexible tube inserted into the human body to withdraw or introduce fluids and perform other functions?
9. Jalousie, Bay and Palladian are all types of what?
10. "But nothing impressed me at all, I never expected it to" - lyrics from what song?
11. What company was founded in 1943 by 17-year-old Ingvar Kamprad in Sweden?
12. The only captain to lose two FIFA World Cup finals was German. What was his name?
13. Who played King Arthur and Guinevere in King Arthur (2004)? One point for each.
14. In the song, who jumped off the Tallahatchie Bridge?
15. Which is the nearest Commonwealth country to the UK?





# Golf In The Pattaya Area

Thailand and specifically Pattaya, is the golfing adventure of a life time! Golfing has been enjoyed in Thailand for over 100 years and there are now over 120 courses with the majority of them being constructed over the last 40 years.

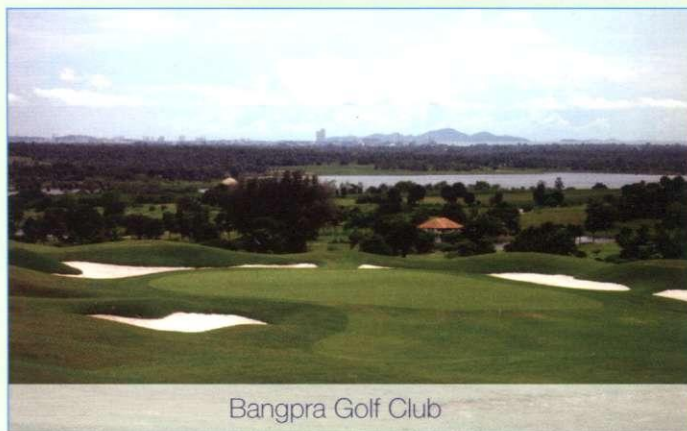
The Pattaya region is home to more than 20 of these courses and all are an easy drive away. Some golfing legends such as Jack Nicklaus, Robert Trent Jones Jr., Nick Faldo and Pete Dye have all designed courses here using the best grasses and techniques. The results are some of the most attractive courses in Asia with excellent facilities, memorable signature holes and modern maintenance to keep them in top class condition. Large, well-constructed clubhouses ensure you begin and end your game in style. In them, you will find air-conditioned changing facilities, restaurants, bars and rooms for post-tournament functions.

There are many golfing societies and excursion services that provide to and from transportation in air-conditioned vans as well as providing reduced rates on green fees, when available.

## THE COURSES

### Bangpra Golf Club

Bangpra Golf course was built in 1958 and was completely updated in 1988. It is a mature course with fast greens & lots of variety. (7,393 yards)



Bangpra Golf Club



### Crystal Bay Golf Club

The 27-hole Crystal Bay Golf Resort (former Legacy Crystal Bay Golf Resort) course was designed by Japanese designed Thai Takenaka and opened for play in 1988. It features lush fairways, palms and chance at a good score! (9,631 yards)

### Eastern Star Country Club & Resort

By Robert Trent Jones, Jr. This Pattaya golf course is set on 530 acres of land and meanders through lovely residential areas of Eastern Star Country Club & Resort. (Blue-7,134 yards; White-6,575 yards; Yellow-6,100 yards; Red-5,559 yards)

### Emerald Golf Club

This is a challenging Faldo/Muirhead course with rolling fairways. The course is set into the mountains just outside Rayong and near to Eastern Star. (6,628 yards)

### Greenwood Golf & Resort (Noble Place)

Has been recently upgraded by Peter Thomson. The Greenwood Golf and Resort (formerly Noble Place) makes heavy use of flowing fauna and extensive landscaping. It is located in the tree lined of Chonburi. (Yardages; A-3,500; B-3,315; C-3,565)

### Khao Kheow Country Club

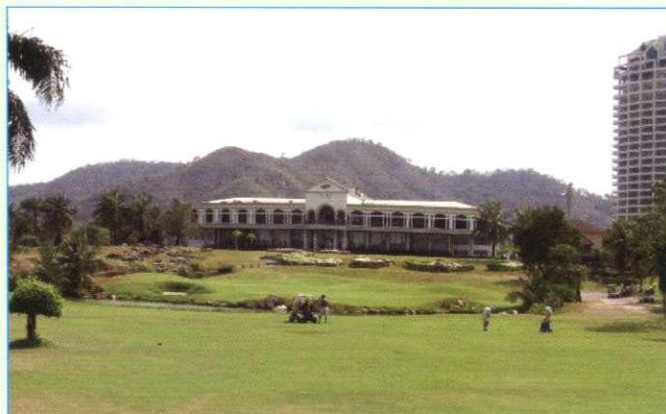
A challenging and popular design by Pete Dye. This 27-hole golf course is located in the heart of the Pattaya 'golf strip' between Bangkok and Pattaya. The country club is set in a valley between 2 hills and strong sea breezes are prevalent most afternoons. (Yellow A-3,107 yards; B- 3,252 yards; C-3,344 yards)

### Laem Chabang International Country Club

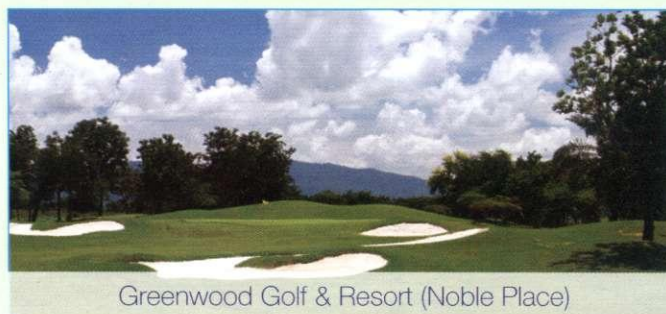
A Jack Nicklaus design and is among Thailand's best. Laem Chabang Golf Club is a picturesque Jack Nicklaus designed championship course is considered the best layout in Pattaya and one of Thailand's finest. Laem Chabang is made up of 27 holes on 700 acres and makes use of 3 types of features which characterize each of the 9 holes.(Mountain- 3,446 yards; Lake- 3,419 yards; Valley- 3,619 yards)

### Mountain Shadow Golf Club

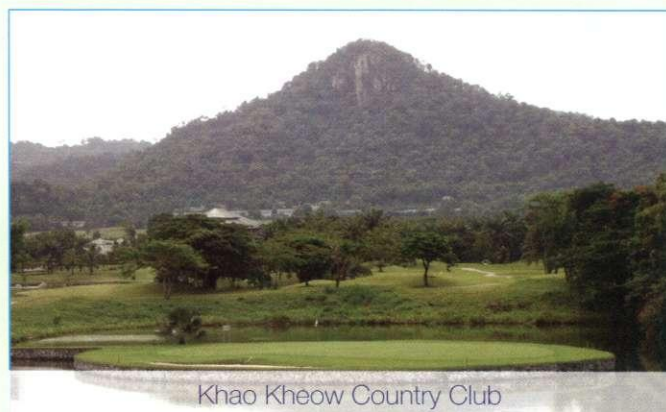
A challenging and scenic design by Donald Fream. This course was re-opened 2004 after a complete renovation, including the club house. This is a very pretty course crafted out of a former mango plantation with beautiful flowers and trees providing a backdrop to every green. (6,807 yards)



Crystal Bay Golf Club



Greenwood Golf & Resort (Noble Place)



Khao Kheow Country Club



Laem Chabang International Country Club



Mountain Shadow Golf Club



### Pattana Golf Club & Resort

This is a lush, exotic and memorable course with a full golf resort integrating a 27 hole layout with large clubhouse and on-site accommodations. (Course A-3,686 yards; Course B-3,639 yards; Course C-3,472 yards)

### Pattaya Country Club

This course has big fairways and limited water so the chance for a good score is good! The course is spread out on over 2,000 rai of park like land amidst gentle rolling hills and is one of the closest courses to Pattaya. The golf course is relatively easy and good for golfers of all abilities. (7,677 yards)

### Phoenix Golf & Country Club

An enjoyable and challenging Dennis Griffiths' design. This course is set on wooded, rolling terrain and comprises three nines - Ocean, Lake and Mountain. It has magnificent views of the surrounding mountains and the Gulf of Thailand. (Mountain-3,449 yards; Lake-3,261 yards; Ocean-3,363 yards)

### Pleasant Valley Golf & Country Club

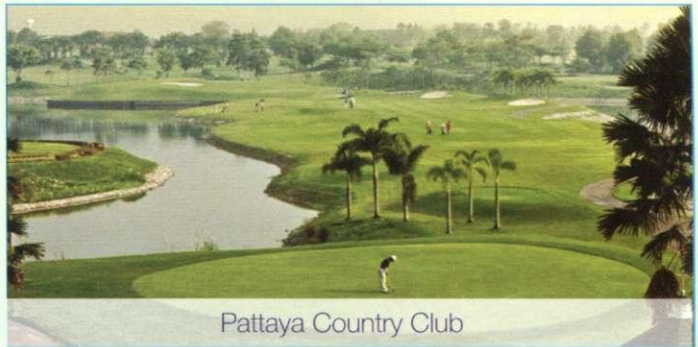
This course is located amongst the mountains north of the city of Pattaya and is cooled by the breezes blowing across the golf course. The Khao Kheow National Park with lakes and waterfall are located only a few minutes drive from the club house. (7,002 yards)

### Plutaluang Royal Thai Navy Golf Course

The municipal Plutaluang Royal Thai Navy Golf Course opened in 1969 and is a 30 minute drive South of Pattaya towards Sattahip. The 36 holes, the pride of the Royal Thai Navy, was constructed to take advantage of the natural beauty of the area. (6,449 yards)

### Rayong Green Valley Country Club

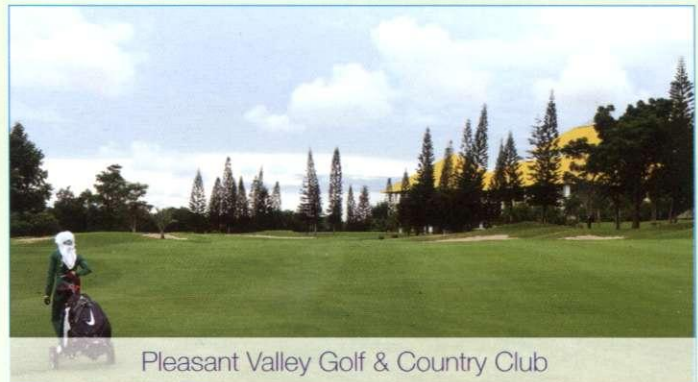
This course is set among rolling hills near the gulf of Thailand and is one of the most picturesque and popular golf courses in Pattaya. Green Valley features an inspired design that makes full use of the natural layout to create an enjoyable and testing round of golf for players at every level. (6,980 yards)



Pattaya Country Club



Phoenix Golf & Country Club



Pleasant Valley Golf & Country Club

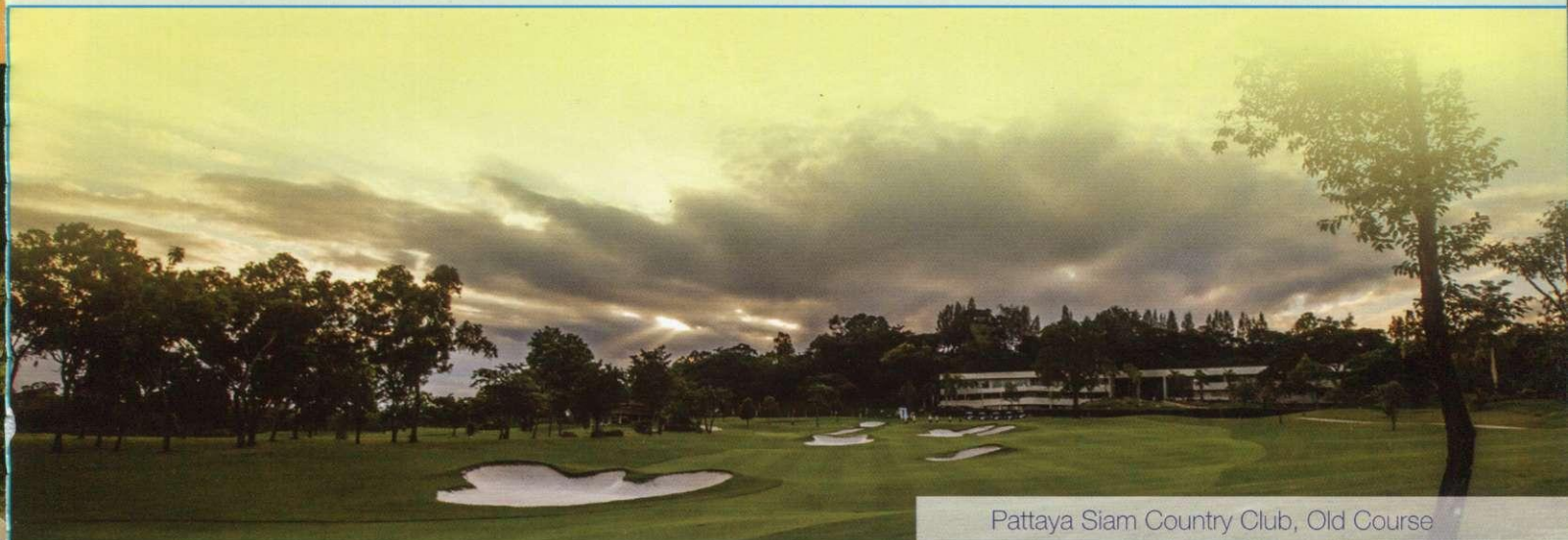


Plutaluang Royal Thai Navy Golf Course

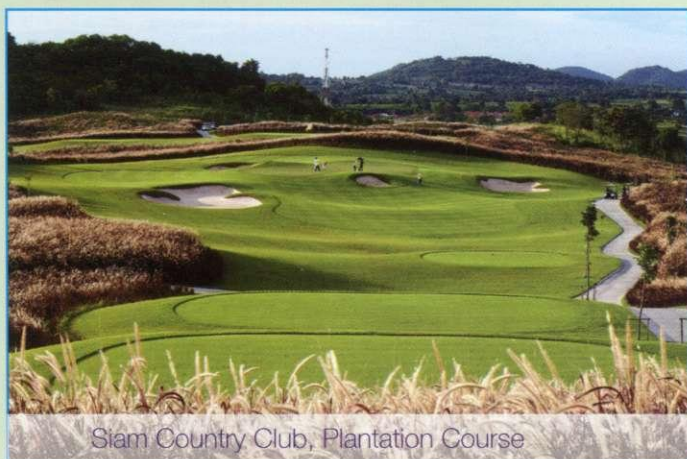


Rayong Green Valley Country Club





Pattaya Siam Country Club, Old Course



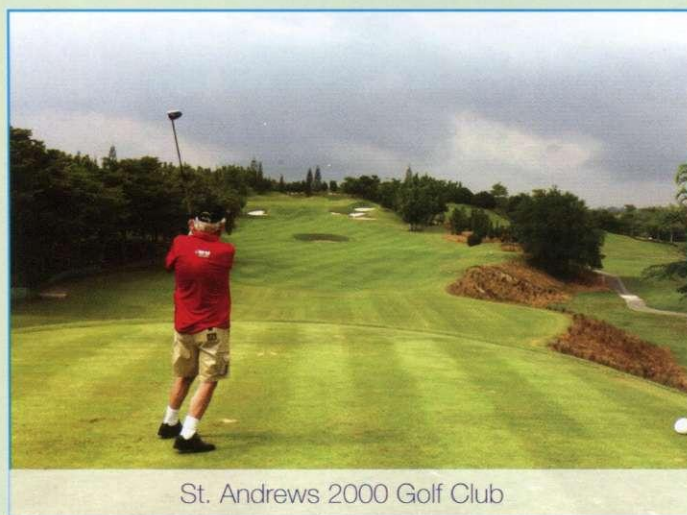
Siam Country Club, Plantation Course

#### Siam Country Club, Old Course

Was the host of 2010 LPGA event is one of Pattayas top courses. It is one of the more famous Thailand golf courses, being built more than 35 years ago it was the first privately owned golf course in the country. Over the years the golf course has hosted several international golf tournaments including the 2008 and 2010 Honda LPGA Classic. (Red-5,239 yards; White-6,481 yards; Blue-7,078 yards)

#### Siam Country Club, Plantation Course

A spectacular Pattaya course is a 'must play' and was the site of the 2009 LPGA Thailand. This course is simply an amazing! The course plays as difficult as any golf course in Thailand. Nothing was spared by designer Lee Schmidt! This 27-hole layout is routed through rolling terrain, with distant panoramic views of world renowned Pattaya Beach and the Gulf of Thailand. (Total 27-hole yardage-11,133 yards)



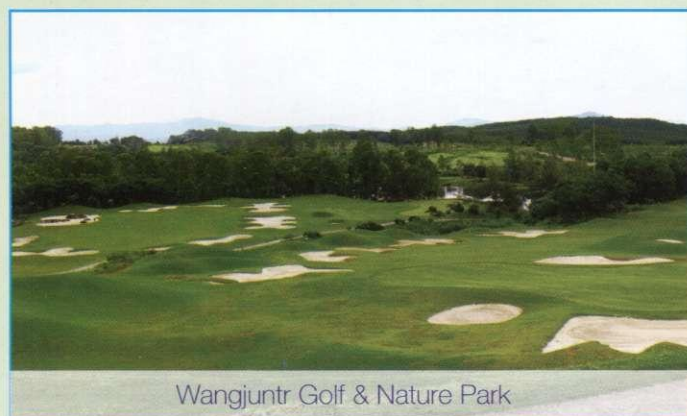
St. Andrews 2000 Golf Club

#### St. Andrews 2000 Golf Club

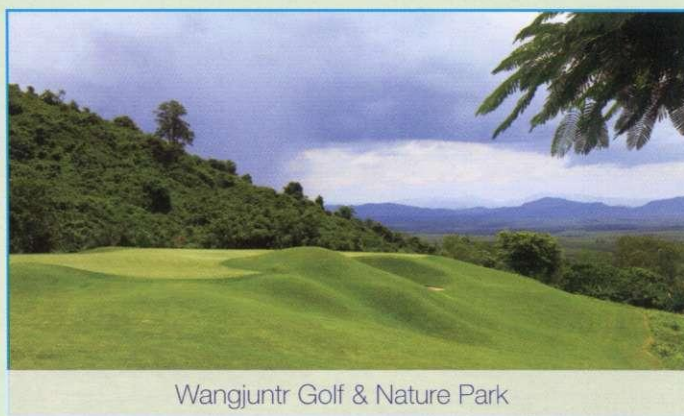
An unusual and exotic course with 2 par 6 holes and was designed by Desmond Muirhead. The course features a spectacular, undulating natural topography and is considered one of Pattayas most interesting golf courses. It is located in Rayong, about 40 minutes from Pattaya. (7,540 yards)

#### Wangjuntr Golf & Nature Park

This is a challenging course in a beautiful setting. It is located in the seaside province of Rayong. The Wangjuntr Golf Club features two twin golf course layouts each featuring 18 fairways and 36 greens. (Valley-7,173; Highland-7,641 yards)



Wangjuntr Golf & Nature Park



Wangjuntr Golf & Nature Park





# Play in Pattaya



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# Local Attractions

## Pattaya Elephant Village:

The Elephant Village was opened in 1973 as a sanctuary for Thailand's former working elephants. These elephants, as a result of injury or illness, are no longer able to serve in the elephant workforce, which is the backbone of heavy, jungle-based industry. The Elephant Village provides these magnificent creatures with a safe haven, where they may live out the remainder of their lives in dignity and without fear. A visit to the Elephant Village is not only a unique experience, but is also a lifesaver, because the fees paid by visitors are used to provide the elephants with their daily needs. Demonstrations of elephant training methods are offered daily, as are elephant and jungle trekking tours and elephant shows.



## Pattaya Floating Market:

The Floating Market is situated on approximately 100,000 square meters. It is divided into four separate but interconnected areas, representing the four regions of Thailand - North, Central, Northeastern and South - and offering a unique blend of the Kingdom's different traditions. More than 80 boats are on standby to ferry visitors around the compound's many Thai-style teak wood buildings, linked by a network of canals, bridges and a number of different sized islands with exotic plants and trees. A boat trip here will expose visitors to the richness of the surrounding architecture and Thailand's cultural riverside living. Water-based vendors, moving with their boats from dock to dock, offer a unique range of freshly cooked, delicious traditional Thai dishes. The Floating Market also provides daily cultural performances native to the four regions of the Kingdom, such as Thai classical dance, martial arts demonstrations, as well as water boxing where the fighters perform on a horizontal slippery pole above the canal. More than one hundred and ten boutique-shops offer handcrafted woodcarvings, silks and woven cloth, spe-



cial Thai herbs and herbal products and other native items from all over the Kingdom. The Floating Market is also home to the temple of an impressive and beautifully carved image of the elephant god, Ganesha. It is the largest man-made floating market in the world and is located just on the outskirts of Pattaya on Sukhumvit Road.

## Nong Nooch Tropical Botanical Garden:

Located approximately fifteen kilometers south of Pattaya, Nong Nooch is world-renowned for its impressive elephant and Thai cultural shows, along with what is largely considered to be the biggest and most beautiful botanical garden in Southeast Asia. The garden, which is constantly developing and evolving, is dedicated to education, preservation and research as well as the conservation of the largest palm collection in the world, the largest variety of orchids in Thailand and a host of tropical flora and fauna.



## SriRacha Tiger Zoo:

Located approximately 25 kilometers from Pattaya, the Sri-Racha Tiger zoo features tigers, alligators, and other animals in daily shows. The zoo is home to over 400 Royal Bengal Tigers and provides visitors with the opportunity to view these magnificent cats in their natural habitat. As a result of the Zoo's breeding program, visitors are able to feed and play with Royal Bengal Tiger cubs, the memory of which will last a lifetime. The Zoo also boasts a population of camels, elephants, deer and other animals, and offers a daily variety of entertaining and informative animal shows.





### Khao Keow Open Zoo:

Kao Kheow Open Zoo is the only open zoo in Thailand. It has 8,000 animals of more than 300 types in an area of over 8 million square meters. The Zoo plays an important role in creating a balance between people and nature, affording visitors the opportunity to view animals up close within their native environments. It is also one of the largest centers in the Asia-Pacific region for the study and research of nature and wildlife conservation. The Zoo is located approximately 30 kilometers from Pattaya and offers visitors a wide variety of interactive experiences, in addition to animal shows and informative presentations.



### Sanctuary of Truth:

The Sanctuary of Truth is a large wooden structure by the sea, located at the intersection of Naklua and North Pattaya. The idea for the structure was conceived from the vision that human civilization has been achieved and nurtured by the religious and philosophical truths taught by a number of eastern religions, including Buddhism and Hinduism. Guided tours of the building are offered in a number of languages, as are elephant rides and a dolphin show.



### Mini Siam:

Mini Siam is a miniature model village that celebrates the cultural heritage of Thailand. It contains replicas of some of the most famous monuments and historical sites in Thailand, including the Temple of the Emerald Buddha, the Democracy Monument, and the Bridge over the River. Models of the Tower Bridge in London, the Eiffel Tower in Paris, the statue of Liberty in New York and the Trevi Fountain in Rome are also displayed in a section called "Mini World."



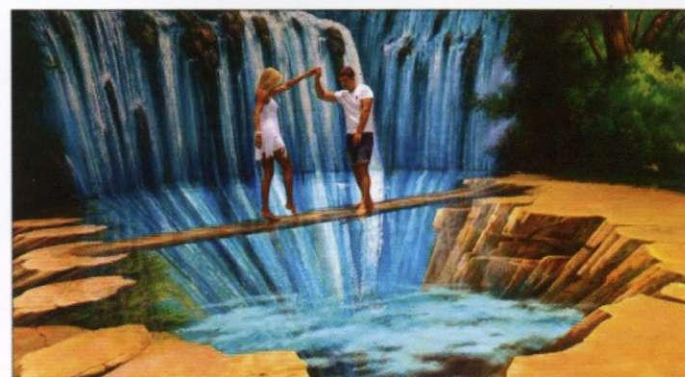
### The Million Years Stone Park and Pattaya Crocodile Farm:

Established in 1989 and located just a short distance inland from Pattaya Beach, this privately owned and operated park has numerous displays of strange, and oddly shaped rocks, petrified trees, and other rock anomalies. Laid out in a park-like setting, the garden is a wonderful place to spend an afternoon. If visitors are so inclined, they can also tour the crocodile farm that is located just around the corner, where they are able to safely feed the hungry crocodiles.

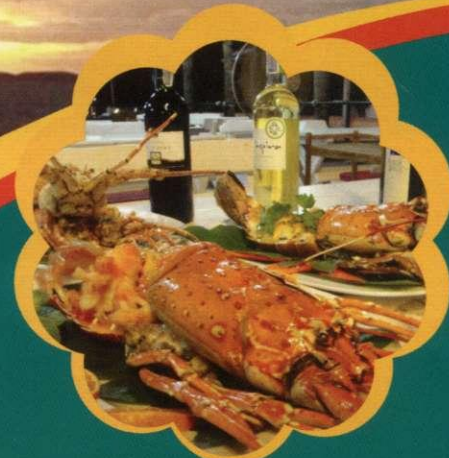
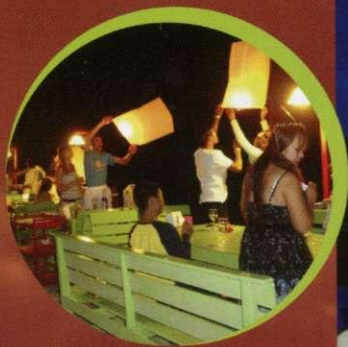


### Art in Paradise:

Art in Paradise is a fun and fresh take on an art gallery that has closed the divide between art and spectator with three-dimensional paintings that are interactive and laugh-out-loud funny. Through the clever use of shading and borders, artists have painted directly onto the walls to create stunning images that trick the eyes into thinking animals are smashing through walls, friends are balancing over raging waterfalls and polar bears are stealing a sip of one's coconut juice.







# Delicious Seafood that won't hurt your wallet

ศูนย์รวมอาหารทะเลหลากหลาย  
บรรยากาศริมหาดจอมเทียน  
ดนตรีไพเราะ ที่จอดรถสะดวกสบาย  
รับจัดเลี้ยงทั้งในและนอกสถานที่

**Mobile. 081-8645647, 089-7542479**

Pattaya Floating Market ☆

☆ End of Pattaya City Sign

◀ To South  
Pattaya

Sukhumvit Road  
Theprasit  
Road  
Jomtien Beach Road

Chaiyapreuk  
Road



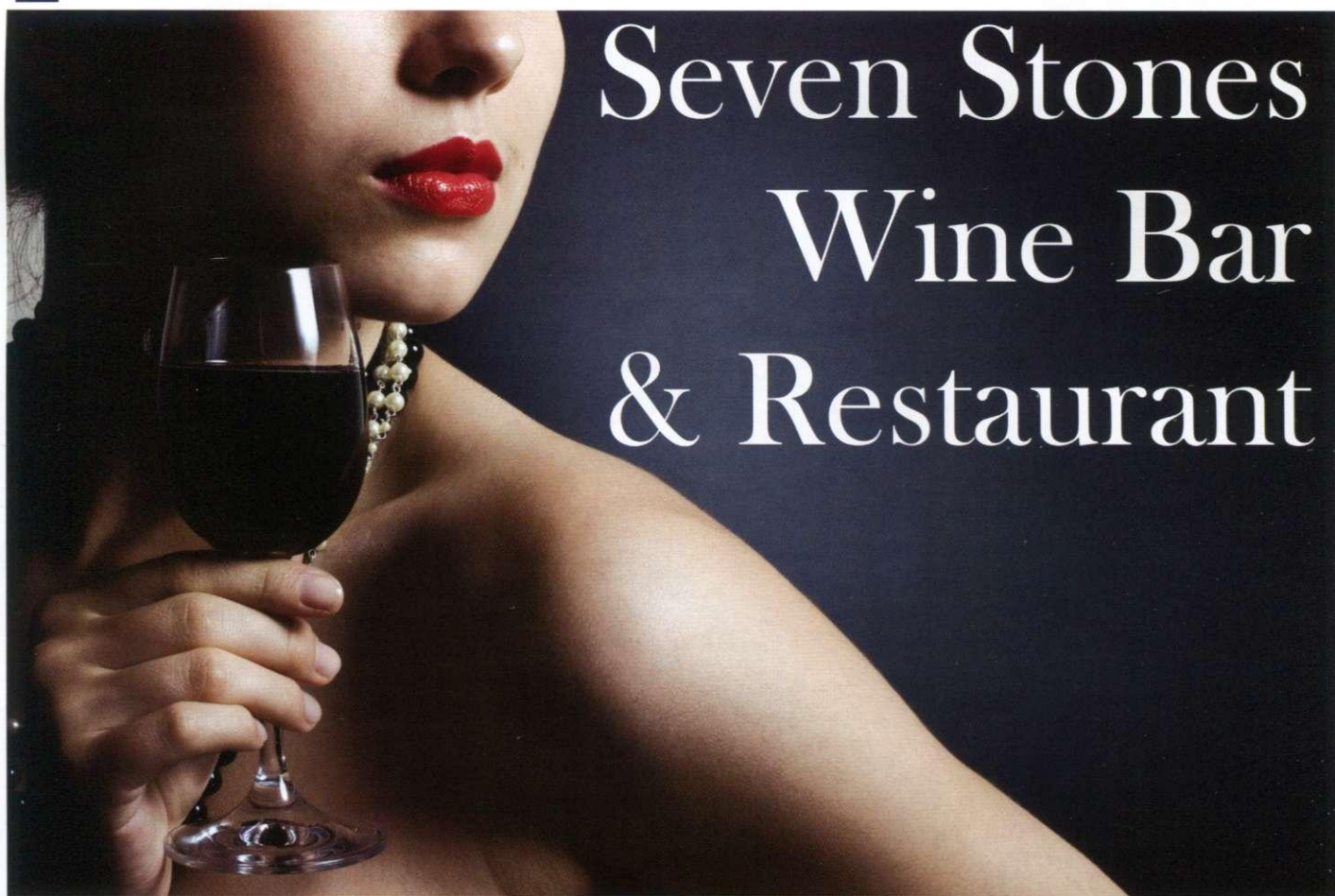
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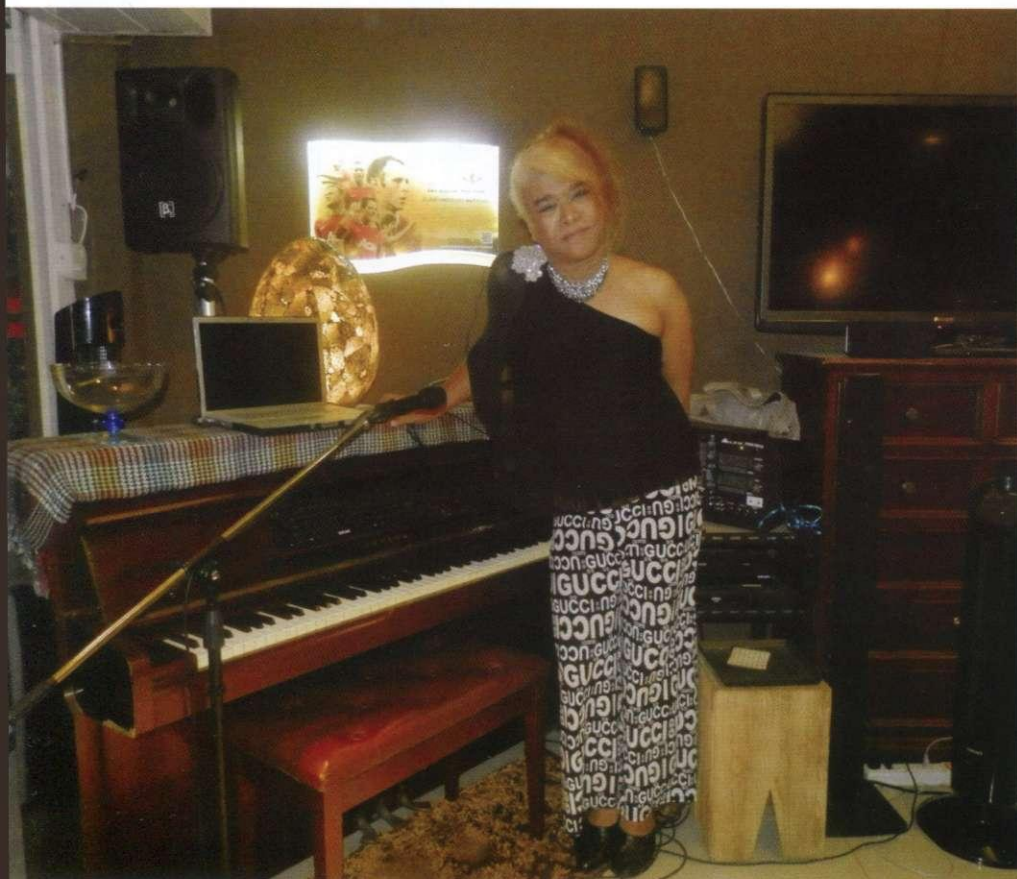
email: [naiklare.pattaya@gmail.com](mailto:naiklare.pattaya@gmail.com)

facebook: [naiklare](https://www.facebook.com/naiklare)





Seven Stones is a great place to come with a date and have an intimate dinner.



Seven Stones Wine Bar & Restaurant is a quiet location for great food and unparalleled service. Featuring creative and flavorful dishes created by Seven Stones's own Mike, and adding an award winning, extensive wine list, one needs to look no further to find all of one's Thai Northern food service needs. Wine Spectator has recognized Seven Stones' wine list for 10 consecutive years., Seven Stones offers a dining experience unmatched in Northern Thai Food.

Seven Stones wine list and award winning food pairings are offer in a stunning dining room located on the main floor of the recently renovated building. Seven Stones offers critically acclaimed dishes in our recently renovated main dining room and courtyard areas, and also recently added a customizable dining room



suited to meet and exceed your dining needs.

Seven Stones offers one of the widest selections of premium spirits and fine wines in Pattaya.

Seven Stones Wine Bar offers fine dining without stuffiness or pretension. We work closely with local suppliers and producers to ensure that all of our menus are made from only the freshest and finest ingredients.

Whether you eat in our relaxing upstairs dining room or downstairs in the bar you are guaranteed an enjoyable experience.

Not only a wine bar and restaurant, Seven Stones also has own sound system and lounge area, perfect for private events such as office Christmas parties and those special birthdays. We also have flat-screen televisions and a high-quality projector for corporate events.

So whether you fancy a few drinks after work, a place to hold your wedding, next birthday party or simply a quiet relaxing dinner – Seven Stones Wine Bar & Restaurant is here for all your needs!

Seven Stones is a great place to come with a date and have an intimate dinner, or with friends just to hang out and listen to nice chill-out music, ideal for dinner conversation.

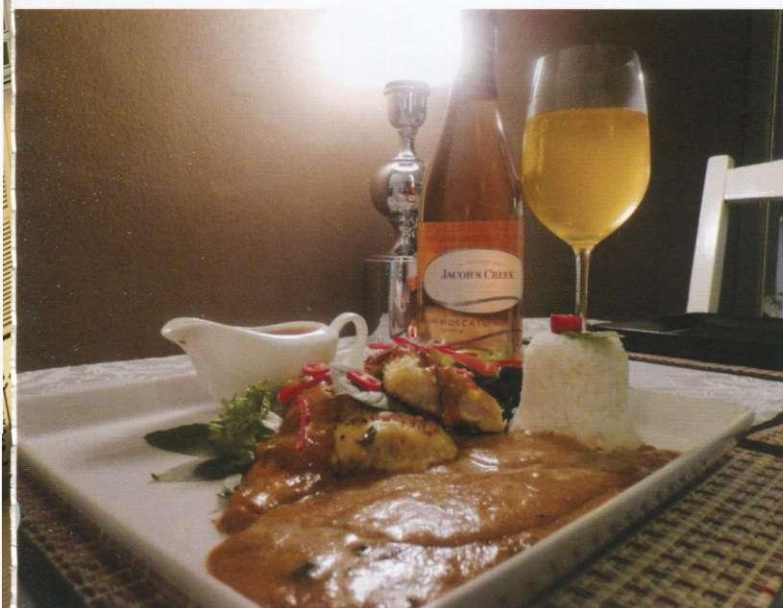
At Seven Stones we offer a little bit of something for everyone. Our live bands play on Wednesday and Friday from 8pm – 12am with no cover charge. Our Jacky Luise plays a mixture of jazz, blues and modern classics.

Seven Stones is located in Soi Pa-neard Chang ( Soi Ume) near Lukdod suvernier shop. Please feel free to reserve or more info on mobile 083 785 8339.

“

So whether you fancy a few drinks after work, a place to hold your wedding, next birthday party or simply a quiet relaxing dinner – Seven Stones Wine Bar & Restaurant is here for all your needs!

”





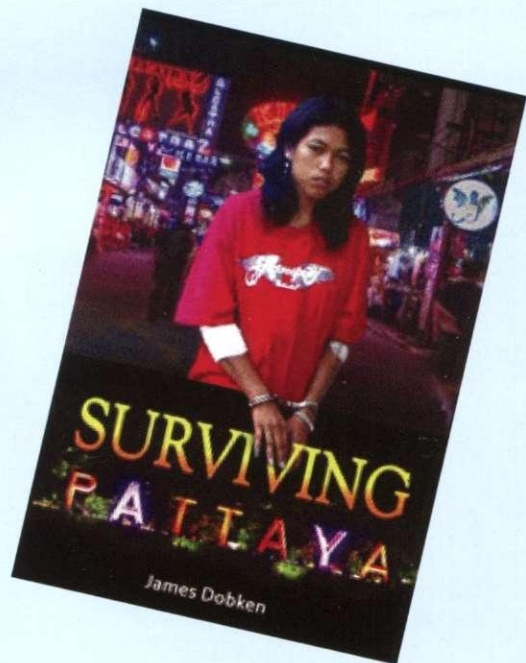


# “SURVIVING PATTAYA”

Pattaya on Thailand's Eastern Seaboard is truly an international city. Since the 1960's, this sleepy fishing village has turned itself into a holiday destination for millions of visitors every year who come for reasons many and varied. Pattaya has great weather, it is relatively inexpensive and it also has excellent sporting facilities, bars, restaurants and shops etc.

However, perhaps the single biggest attraction for many of the tourists, particularly single men, is the abundance of the many beautiful Thai ladies who are seeking husbands, boy-friends and, very often, just someone to help them financially. This book is designed to help both the first time visitor and also those of us who have been here many times or even live here who still don't really understand the Thai lady mentality!

Surviving Pattaya is one of those must read books irrespective of how much you know or think you know about Thai ladies as it has been written by someone with long term experience of "Fun Town" who has come out the other side with a big smile on his face! Yes, he got things wrong a few times (haven't we all?!) but reading this book will help you to learn from his mistakes rather than make your own.



You can get your copy of the book as follows:

Bangkok Press - Priced at \$4.99 or 149 baht

<http://www.bangkokbooks.com> (Put 'Surviving Pattaya' in Search Bar)

Amazon - Priced at \$6.99

<http://www.amazon.com> (Put 'Surviving Pattaya' in Search Bar)



# New Projects Map Index

No.	Project:
-----	----------

- |     |                                      |
|-----|--------------------------------------|
| 1.  | Club Royal                           |
| 2.  | Laguna Heights                       |
| 3.  | Wong Amat Tower                      |
| 4.  | The Peak Towers                      |
| 5.  | Elegance Residence                   |
| 6.  | C-View                               |
| 7.  | Laguna Bay 1                         |
| 8.  | Laguna Bay 2                         |
| 9.  | Park Royal 3                         |
| 10. | Water Park Condominium               |
| 11. | Park Royal 1                         |
| 12. | Pattaya Heights                      |
| 13. | Park Royal 2                         |
| 14. | Laguna Beach Resort 2                |
| 15. | Laguna Beach Resort 3 - The Maldives |
| 16. | Laguna Beach Resort                  |
| 17. | Club Quarters                        |
| 18. | Baan Regent View                     |
| 19. | Huay Yai Villas                      |
| 20. | The Vineyard                         |
| 21. | Amaya Hill                           |
| 22. | The Cube                             |









## Pattaya Beach

Wong Amat Beach

Naklua Beach

The Sanctuary Of Truth Castle

Naklua Post Office

Banglamung Hospital

To Chonburi - Bangkok

Pattaya Elephant Village

The Million Years Stone P. & Pattaya Crocodile Farm

MubPrachan Reservoir

Koh Larn

Wat Boonsampan

Wat Khosaothong-tang

Wat Suttawat

Tongklom - Tamnan Road

Pathanakarn Road

Pattaya Railway Station

Highway Patrol Police

Sukhumvit Rd.

Pattaya Third Rd.

Soi Anurabhai

Soi Paniet Chang (Yume)

CAT Telecom

TUKCOM IT Mall

Wat Chaimongkol

Pattaya Land 3

Pattaya Land 2

Pattaya Land 1

Soi Samsarn

Soi Samsarn

Soi Samsarn

Soi Samsarn

Soi Samsarn

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# Pattaya Beach



Soi 18  
Soi 18/1  
Soi Cavalit Tamomg  
Soi Sarasin

Naklua Rd.

TESCO  
Lotus

North Pattaya Rd.

Pattaya City Hall

Soi 1  
Soi 2  
Soi 3  
Soi 4  
Soi 5  
Soi 6  
Soi 6/1

Pattaya International Hospital

Tops

Central Pattaya Rd.

Pattaya Police Station

Soi 7  
Soi 8  
Soi 9  
Soi 10  
Soi 11  
Soi 12

central festival  
PATTAYA BEACH

Pattaya Second Rd.

Pattaya Memorial

Beach Road

Mike Shopping Mall

Soi 13  
Soi Yamoto

ROBINSON  
PLAZA

Pattaya Land 3  
Pattaya Land 2  
Pattaya Land 1

Villa Market

Wat Chaimongkol

Soi Bua Khao

Pattaya Third Rd.

CAT Telecom

Soi Bongkot

Soi Anurudhai

Sukhumvit Rd.

South Pattaya Rd.

Soi 14  
Soi 15  
Soi Daimond  
Soi BJ  
Soi Seansamram  
Soi 16  
Bali Hai Plaza

Soi VC  
Soi Yensabai

TUKCOM  
IT Mall

View Point

Bali Hai Pier

FLY OVER

Big C

hw  
HOMESIDE





# The Ten Owners Club

## THE ULTIMATE IN HOLIDAY HOME OWNERSHIP

**Welcome to The Ten Owners Club** - the perfect opportunity to enjoy the millionaire lifestyle at a fraction of the cost. This concept, known as fractional ownership, is now recognised as a serious alternative to buying a property outright and it should be considered by anyone who is looking to buy a property as a holiday home or as an investment.

Many people are not familiar with this concept and it is often confused with Timeshare, so let us explain a few of the main differences. There are many variations of both Timeshare and Fractional Ownership but, in the

main, with Timeshare you do not own the property, merely the right to use it. With Fractional you actually own a share of the property and will directly benefit from the increase in the value of it.

Perhaps the biggest difference is in the price that you pay for the property. Typically, a Timeshare property will be sold for around three times its real value thus a \$200,000 condo, for example, would be sold for \$600,000 or \$12,000 for each week purchased. In contrast, **The Ten Owners Club** would sell the same property for just \$250,000 or \$5,000 for each of the five weeks that

you would own. Without going into all of the other many advantages of Fractional, which do you think offers better value for money?!

The other major drawback with Timeshare is that the owners have no control of on-going management and maintenance fees and it's not uncommon for a management company to charge more than double the amount that it spends to run the property. Why? Basically, because they can and this is the single most common complaint about this out-dated form of holiday ownership. Each of our **Ten Owners Club** properties is controlled by the owners even though



we manage it for them – we account for every single cent in terms of income and expenditure and owners receive detailed accounts every year.

## THE TEN OWNERS CLUB SYSTEM

As the name suggests each property is owned by ten people each owning a 10% share and having use of the property for five weeks every year. (See "Dates of Occupancy" for a full breakdown of this.) To be more accurate, it's possible for one owner to buy as many as four shares in one property so the number of owners can vary between three and ten.

Based on our many years experience with this concept going back almost thirty years, we realise that most people don't want to visit the same property or

location indefinitely. We have therefore built in what we feel is the ideal solution where the property is actually sold after ten years and the sale proceeds shared amongst the owners. We are confident that the property will have shown a very significant increase in value during the ten years so each owner should be

making a good profit at this time. (Note: Try selling your Timeshare after one, five or ten years - you'll be lucky to get half your money back!)

In addition to being able to use your property, there is also the option to rent out some or all of your weeks should



# Fractional Properties

## Waterpark Residence – Pratumnak Hill

We are currently offering the following properties in the luxury boutique Waterpark Residence in the very popular location of Pratumnak Hill. All of our properties enjoy excellent positions within the building with good sea views. Construction has just started and completion will be around December 2014 – Easy payment plan available.

(Please contact us for further details and viewing.)

### PRICES:

Studio:

One Bedroom:

Two Bedroom:

### (For a 10% share)

(25m<sup>2</sup>)

(43m<sup>2</sup>)

Available soon – please register your interest now

260,000 baht

425,000 baht

Note: The prices include all luxury furniture, fixtures and fittings, legal costs and a payment into the "Sinking Fund" which helps to cover the annual running costs.





you decide not to use them. You can also swap them for a wide number of destinations via our exchange partner who offers hundreds of resorts around the globe.

## FOR THE INVESTOR

**The Ten Owners Club** is not only for people who want a holiday home in order to reduce the cost of their vacations for the next ten years, but it also offers an ideal opportunity for those seeking an attractive return without the high risks associated with many other forms of investment.

We confidently predict that the property will more than double in value over

the next ten years (not guaranteed, of course, but what do you think?), and if you add to this our offer of a guaranteed rental return of 5% of your purchase price per annum, you are looking at an yield in excess of 12% a year.

As if that were not enough, as a **Ten Owners Club** member you will also have access to luxury accommodation worldwide at any time at prices hard to believe. Full information on how this works will be given when you visit us for a guided tour of our properties at which time we will also be pleased to answer all other questions relating to Club membership.

## THE PROPERTIES

The properties that are or will be available will range from a luxury studio to a detached house with its own private swimming pool. All will be equipped to a very high standard and in locations carefully selected to offer easy access to most of the Pattaya regions many attractions.

We are currently looking at houses close to a number of golf courses as well as some marina properties, so please let us know if this would be of interest to you and the type of property that you may like to consider.

(Please contact us for further details and viewing.)

# DATES OF OCCUPANCY - 2014

(ALL DATES ARE SATURDAYS)

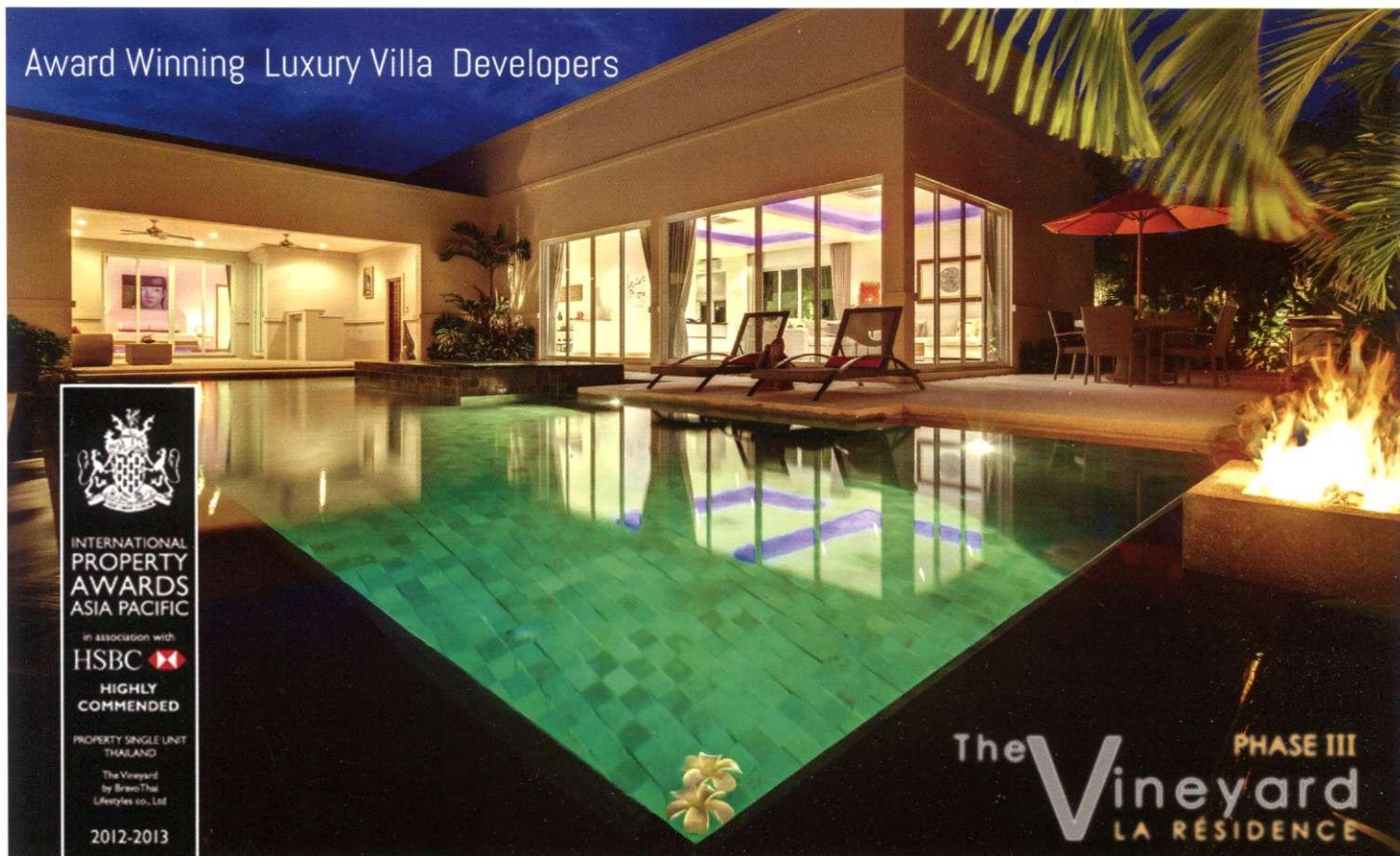
Period One:	4 <sup>th</sup> January 14 <sup>th</sup> June	-	18 <sup>th</sup> January 5 <sup>th</sup> July
Period Two:	18 <sup>th</sup> January 5 <sup>th</sup> July	-	1 <sup>st</sup> February 26 <sup>th</sup> July
Period Three:	1 <sup>st</sup> February 26 <sup>th</sup> July	-	15 <sup>th</sup> February 16 <sup>th</sup> August
Period Four:	15 <sup>th</sup> February 16 <sup>th</sup> August	-	1 <sup>st</sup> March 6 <sup>th</sup> September
Period Five:	1 <sup>st</sup> March 6 <sup>th</sup> September	-	15 <sup>th</sup> March 7 <sup>th</sup> September
Period Six:	15 <sup>th</sup> March 11 <sup>th</sup> October	-	29 <sup>th</sup> March 1 <sup>st</sup> November
Period Seven:	29 <sup>th</sup> March 1 <sup>st</sup> November	-	12 <sup>th</sup> April 22 <sup>nd</sup> November
Period Eight:	12 <sup>th</sup> April 22 <sup>nd</sup> November	-	3 <sup>rd</sup> May 6 <sup>th</sup> December
Period Nine:	3 <sup>rd</sup> May 6 <sup>th</sup> December	-	24 <sup>th</sup> May 20 <sup>th</sup> December
Period Ten:	24 <sup>th</sup> May 20 <sup>th</sup> December	-	14 <sup>th</sup> June 3 <sup>rd</sup> January
Maintenance Period:	27 <sup>th</sup> September	-	11 <sup>th</sup> October

## NOTE:

The price is the same for all of the Periods with the exception of Period Ten which carries a 25% supplement as it takes in Christmas and New Year. This supplement is paid into the "Sinking Fund" and used towards maintenance payments for the benefit of all owners.



Award Winning Luxury Villa Developers



INTERNATIONAL  
PROPERTY  
AWARDS  
ASIA PACIFIC

in association with  
**HSBC**  
HIGHLY  
COMMENDED

PROPERTY SINGLE UNIT  
THAILAND

The Vineyard  
by BravoThai  
Lifestyles Co., Ltd.

2012-2013



the mark of  
property  
professionalism  
worldwide



HIGHLY COMMENDED



HIGHLY COMMENDED

# The Vineyard Phase 3

## Experience the real Thailand

## Prices from 12.8 Million Baht



BravoThai Lifestyles Co., Ltd. are now just starting their fourth development in Thailand. They have been accredited for their modern, stylish & innovative villa designs, which include The Thailand Property Awards 'Highly Commended' for the Best Villa Development (Eastern Seaboard) 2011 & 2012, & The Asia Pacific Property Awards 2012-13 'Highly Commended' for Property Single Unit for their Vineyard housing projects.

With their success they continue to raise the bar further with Phase 3 of the project, La Residence & more recently Amaya Hill, all situated in the Mabprachan area of Pattaya.

Their goal has always been to not just sell a home, but to sell the lifestyle. Even with their designs & layouts now on a higher level, they believe that the whole concept of a life changing experience is equally important to most, if not all of the buyers.



# AMAYA HILL

THE FOUNDATIONS FOR A GREAT LIFE



CLUB HOUSE



TYPE D

## Up to 90%

FINANCE AVAILABLE FOR THAI NATIONALS

## Up to 80%

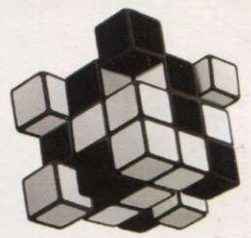
FINANCE AVAILABLE FOR FOREIGNERS

All Bravo Thai projects promise high end design, quality materials, finish & style but now in addition, the recent projects are introducing in-house amenities & services for all the home owners. This enhances Bravo Thai's belief that the selling of the lifestyle here in Thailand to retirees, expats, those wanting holiday homes and also investors, is as important as the home itself. Some of the services being included in their projects comprise of clubhouses, coffee shops, fitness centres, delicatessens, taxi and minibus service and also pool cleaning. There is a house sitting, baby sitting services along with maid and laundry services.

BravoThai Lifestyle Co., Ltd. continues to maintain its high levels of service and fulfil customer expectations of providing a high quality and amazing lifestyle.

**BravoThai**  
Lifestyle Co., Ltd





**CUBE**

**NOW**

**IT**

**ALL**

**FITS!**



**THE CUBE HAS  
THE ANSWERS**

**New condo project coming to Pratumnak  
from the people who brought you Tudor Court**



To view any of the properties listed in this magazine, please see our contact details on Page 6.